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# **AGENDA**

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1 of 2

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- |    |  |  |                                    |
|----|--|--|------------------------------------|
| 1. | <b>Minutes – February 1, 2006 (Regular)</b>              |  | <i>Discussion &amp;<br/>Action</i> |
| 2. | <b>Subdivision</b><br>SB-2005-9                          | <b>Echo Hills Estates Section Five – Preliminary &amp; Final</b><br>Mad River Township ~ 47.009 acres ~ 36 lots<br>East side of Hagan Rd., South of Rebert Pike and North of Echo Hills Ave.<br>Echo Hills Five LLC<br><b>PUBLIC HEARING</b> | <i>Discussion &amp;<br/>Action</i> |
| 3. | <b>Subdivision</b><br>SB-2006-3                          | <b>Creekside Condominiums – Preliminary &amp; Final</b><br>Mad River Township ~ 14.500 acres ~ 1 lot<br>Behind 7601 Dayton-Springfield Rd.<br>White Oak Communities, Inc.<br><b>PUBLIC HEARING</b>   | <i>Discussion &amp;<br/>Action</i> |
| 4. | <b>Subdivision</b><br>SB-2006-2                          | <b>Northridge Subdivision No. 30-B – Final</b><br>Moorefield Township ~ 8.841 acres ~ 13 lots<br>East of Ridgewood Rd. East and West of Middle Urbana Road<br>Michael K. and Sherri L. Hufford   | <i>Discussion &amp;<br/>Action</i> |
| 5. | <b>Subdivision</b><br><b>Time Extension</b><br>TE-2006-1 | <b>Prairie Bluff – Time Extension</b><br>Moorefield Township ~ 29.769 acres ~ 21 lots<br>Along the East side of Prairie Rd., Approximately 260 Feet South of the Clark County Line<br>Larry and Susan Taylor                                 | <i>Discussion &amp;<br/>Action</i> |
| 6. | <b>Rezoning Case</b><br>P-2006-1                         | <b>Milton C. and Paula K. Palmer</b><br>Pike Township ~ 14.09 acres<br>5150 Spence Rd.<br>A-1 (Agricultural District) to I-1 (Industrial District)   | <i>Discussion &amp;<br/>Action</i> |
| 7. | <b>Rezoning Case</b><br>P-2006-2                         | <b>Woodlawn Farms Partnership</b><br>Pike Township ~ 2 acres<br>9737 Troy Rd.<br>A-1 (Agricultural District) to R-1 (Rural Residence District)   | <i>Discussion &amp;<br/>Action</i> |
| 8. | CR-2005-97   | <b>Crossroads Comprehensive Plan – Text Modifications</b><br>Mad River Township  | <i>Discussion &amp;<br/>Action</i> |
| 9. | CR-2005-96   | <b>Crossroads Comprehensive Plan – Map Modifications</b><br>Mad River Township   | <i>Discussion &amp;<br/>Action</i> |

**Clark County Planning Commission**  
**Regular Meeting – 2 p.m.**  
**Wednesday, March 1, 2006**

**Administration Building**  
**of the former Springview Center**  
**3130 East Main Street**  
**Springfield, OH 45505**

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# ***AGENDA***

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*2 of 2*

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|--|------------------------------------|
| <b>10. Report from Nominating Committee for Board Officers</b> | <i>Discussion &amp;<br/>Action</i> |
| <b>11. Election of Officers</b>                                | <i>Action</i>                      |
| <b>12. Staff Comments</b>                                      | <i>Discussion</i>                  |
| <b>13. Adjournment</b>   | <i>Action</i>                      |

[www.clarkcountyohio.gov/planning](http://www.clarkcountyohio.gov/planning)

## Echo Hills Estates - Sec. Five (Preliminary & Final)

To: Clark County Planning Commission	Date of Meeting: March 1, 2006
From: Planning Staff	Date of Report: February 23, 2006

Subdivision Location: Mad River Twp. - Sec. 30, Town 4, Range 8

Owner: Echo Hills Five LLC  
Developer: Echo Hills Five LLC  
Surveyor: Kline Engineering Inc.  
Engineer: Kline Engineering Inc.

Request: To subdivide 47.009 acres into 36 single-family residential lots  
Facilities: On-site individual water & sewage

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### Platting History

Echo Hills Estate Sec. One was recorded in 1979; Sec. Two was recorded in 1988; Sec. Three was recorded in 1992; and Sec. Four was recorded in 1997

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*Below are comments from the various county agencies:*

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### County Engineer

- 1) Plan & Profile
  - a) Sheet 4
    - i) Provide quantity of Item 602 concrete masonry, for headwalls.
    - ii) Adjust Item 601 Rock Channel Protection quantity according to sheet 13; revise type to correspond to sheet 13 and specify some type of filter.
    - iii) Revise the following quantities, 204 subgrade, 304 aggregate base, 448 asphalt concrete (both), 407 tack, 408 prime.
  - b) Sheet 11 – Provide supporting calculations for the proposed open channel improvements
  - c) Sheet 13 – Provide the flow, flow rate, etc. at the point of discharge of the 36" storm, to verify headwall/cutoff wall requirements; verify rock channel protection, type, depth and width.
    - i) Provide a detention basin detail at 1"=20' max, with additional labeling of the 36" pipe outlet, riser pipe, emergency overflow, etc.
- 2) Estimate
  - a) Revise pursuant to Item 1 (a).
  - b) 706.22 = 706.02
  - c) Rock Channel Protection – 101 CY on estimate vs. 8 CY on plan
  - d) 10" Conduit – 430' on estimate vs. 403' on plan
  - e) Add an item for 602 – Concrete Masonry
- 3) Miscellaneous
  - a) Update Vicinity Map to match Record Plan lot numbering
  - b) Quantity for Topsoil Stockpiled seems high – add note for thickness?
  - c) "Storm Catch Basin" Item on Estimate? Type/detail? Provide more detail
  - d) 3-3 and 3-4 basins – Provide detail

4) Record Plat

- a) Subject to the review and approval of the tax map dept.
- b) Show proposed monuments at all new lot corners; points of curvature, points of tangency, etc. required to control the street alignment. Centerline control may be provided for points on the tangent and horizontal alignment.

**County Engineer - LIS Dept.**

I have reviewed Echo Hills Estates Section Five (47.009 Acres) for Robert and Jane Holland and have made some comments on the record plan. (P.P. #11-00030-000-025)

**Record Plan**

- 1) Please show all monuments either set or found on the drawing. Also show tick marks along the curve at the P.T. and P.C. points. (See Survey Review Item #17)
- 2) The following lots did not mathematically close within the specified tolerance. I have included a closure sheet for each lot:
  - a) Lot #87.

**County Health District**

Resolution adopted at the February 16, 2006 Clark County Board of Health Meeting:

**R 17-06** A resolution approving Echo Hills Subdivision, Section 5 (37 lots) with lot 83 being designated as non-buildable as re-submitted to the Clark County Planning Commission December 19, 2005, with the following stipulations:

- (1) lots 69-82 and 84-90 must have additional Soil Pits excavated prior to construction to enable the development of site-specific sewage treatment system designs;
- (2) prior to the sale of lots 61-97, potential purchasers shall be informed in writing by the seller of the following:
  - (a) that all household sewage treatment systems must meet the requirements set forth in regulations promulgated under Ohio Revised Code Section 3718.02. (A);
  - (b) that they should contact a sewage installer registered by the Clark County Combined Health District for the estimated cost to install a sewage treatment system on those lots;
  - (c) the fact that area geologic conditions have the potential to allow contamination of the aquifer for private water supplies developed on those lots; and
  - (d) that they should contact the Environmental Health Division of the Clark County Combined Health District for descriptions of available private water system treatment options that may be needed to correct potential contamination problems.
- (3) any contract for the sale of lots 61-97, and any deed conveying one or more of lots 61-97, shall have as an addendum the stipulations contained in this resolution.

This resolution shall supersede Resolution 98-05 of this Board. The terms of this resolution are declared to be necessary for the public health and the prevention of disease.

**Mad River Township**

In regard to the final subdivision approval of Echo Hills Estates Section 5, the Mad River Township Trustees continue to hold the position that we oppose the development of any subdivisions that are not served by public water and sewer.

## **County Planning**

This property is classified by the Clark County Land Use Plan as Agricultural/Rural Residential which is located in predominantly rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Agriculture/Rural Residential is most appropriate in portions of Bethel, German, Green, Harmony, Mad River, Madison, Pike and Pleasant townships.

This final phase of Echo Hills has been through several reviews and changes prior to this most current submission. The changes noted by the County Engineer's Department and LIS are technical in nature and are normal items that have been seen in other plats although maybe not as numerous. In regards to the issues by the Health Board concerning possible contamination, it must be noted that decisions related to on-site sewer and water systems are under their jurisdiction.

## **Recommendation**

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We recommend approval of Echo Hills Section Five Preliminary and Final plat subject to comments noted by the County Engineer and LIS departments which must be addressed and satisfied prior to certification of the plat by the Planning Director.

### **Attachments:**

*County Engineer's comments  
County Engineer - LIS letter  
Combined Health Board action  
Mad River Township letter  
Letters / comments from others  
Location Map  
Preliminary Plat  
Final Plat*

**Echo Hills**  
**February 6, 2006**

1) Plan & Profile

a) Sheet 4

- i) Provide quantity of Item 602 concrete masonry, for headwalls.
- ii) Adjust Item 601 Rock Channel Protection quantity according to sheet 13; revise type to correspond to sheet 13 and specify some type of filter.
- iii) Revise the following quantities, 204 subgrade, 304 aggregate base, 448 asphalt concrete (both), 407 tack, 408 prime.

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- i) Provide a detention basin detail at 1"=20' max, with additional labeling of the 36" pipe outlet, riser pipe, emergency overflow, etc.

2) Estimate

a) Revise pursuant to Item 1 (a).

b) 706.22 = 706.02

c) Rock Channel Protection – 101 CY on estimate vs. 8 CY on plan

d) 10" Conduit – 430' on estimate vs. 403' on plan

e) Add an item for 602 – Concrete Masonry

3) Miscellaneous

a) Update Vicinity Map to match Record Plan lot numbering

b) Quantity for Topsoil Stockpiled seems high – add note for thickness?

c) "Storm Catch Basin" Item on Estimate? Type/detail? Provide more detail

d) 3-3 and 3-4 basins – Provide detail

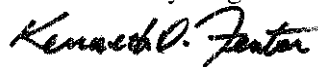
4) Record Plat

a) Subject to the review and approval of the tax map dept.

b) Show proposed monuments at all new lot corners; points of curvature, points of tangency, etc. required to control the street alignment. Centerline control may be provided for points on the tangent and horizontal alignment.

Sincerely,

Bruce C. Smith P.E., P.S.  
Clark County Engineer



Kenneth D. Fenton  
Deputy Engineer

Cc: Robert Holland, Owner

Email Phil Tritle, Co. Planning



Clark County  
Engineer's Department  
L.I.S. Department  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

31 N. Limestone St.  
Springfield, Ohio 45501

Office # (937) 328-2726  
Fax # (937) 328-2701

E-Mail  
[lis@co.clark.oh.us](mailto:lis@co.clark.oh.us)

February 15, 2006

Mr. Michael L. Smith, P.S., P.E.:

I have reviewed Echo Hills Estates Section Five (47.009 Acres) for Robert and Jane Holland and have made some comments on the record plan. (P.P. #11-00030-000-025)

Record Plan

- 1) Please show all monuments either set or found on the drawing. Also show tick marks along the curve at the P.T. and P.C. points. (See Survey Review Item #17)
- 2) The following lots did not mathematically close within the specified tolerance. I have included a closure sheet for each lot:
  - a.) Lot #87

Give me a call, if you have any questions.

Respectfully,

*William Pierce*

William Pierce

Donald Boyle – Road Maintenance Superintendent  
Paul W. DeButy – Design Engineer  
Doug Frank – Bridge Superintendent  
K. Dean Fenton, P.S., Deputy – Inspections / Permits  
Ned Weber, Deputy – Operations / Maintenance

Bill Pierce, P.S. – LIS Director  
Lisa Massie – Administrative Asst.  
Mark Niccolini – Ditch Maintenance Supervisor  
Lew Richards – Traffic Supervisor

**Resolution  
Number**

**Resolutions List**

Adopted at the February 16, 2006 Clark County Combined Board of Health meeting:

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**R 17-06**

A resolution approving Echo Hills Subdivision, Section 5 (37 lots) with lot 83 being designated as non-buildable as re-submitted to the Clark County Planning Commission December 19, 2005, with the following stipulations:



(1) lots 69-82 and 84-90 must have additional Soil Pits excavated prior to construction to enable the development of site-specific sewage treatment system designs;

(2) prior to the sale of lots 61-97, potential purchasers shall be informed in writing by the seller of the following:

(a) that all household sewage treatment systems must meet the requirements set forth in regulations promulgated under Ohio Revised Code Section 3718.02. (A);

(b) that they should contact a sewage installer registered by the Clark County Combined Health District for the estimated cost to install a sewage treatment system on those lots;

(c) the fact that area geologic conditions have the potential to allow contamination of the aquifer for private water supplies developed on those lots; and

(d) that they should contact the Environmental Health Division of the Clark County Combined Health District for descriptions of available private water system treatment options that may be needed to correct potential contamination problems.

(3) any contract for the sale of lots 61-97, and any deed conveying one or more of lots 61-97, shall have as an addendum the stipulations contained in this resolution.

This resolution shall supersede Resolution 98-05 of this Board. The terms of this resolution are declared to be necessary for the public health and the prevention of disease.



**MAD RIVER TOWNSHIP**

Trustees: Robert McClure, Jr., Richard J. Schumann, Kathy Estep

Deputy Clerk: Debra Maurer

260 East Main Street, Box 34, Enon, OH 45323

[www.madrivertownship.org](http://www.madrivertownship.org)

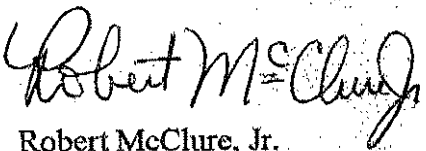
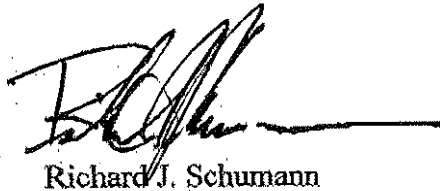
February 15, 2005

Planning Director  
Clark County Planning  
25 West Pleasant St.  
Springfield, OH 45505

Dear Mr. Farnsworth,

In regard to the final subdivision approval of Echo Hills Estates Section 5, the Mad River Township Trustees continue to hold the position that we oppose the development of any subdivisions that are not served by public water and sewer.

Thank you,

  
Robert McClure, Jr.  
Richard J. Schumann  
Kathy Estep

**Farnsworth, Shane**

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**From:** Bob Jurick [bobjurick@bwgreenway.org]  
**Sent:** Friday, February 17, 2006 9:36 PM  
**To:** Farnsworth, Shane  
**Subject:** Echo Hills?

Shane,

I saw a copy of the Health Dept resolution on the Echo Hills subdivision request and have some questions that I'd like answered before the Planning Mtg. Should I go thru you or to Charlie directly?

Q1: What is a soil pit?

Q2: What are the requirements of ORC 3718.02?

Q3: How much will the soil pit and ORC requirements add to the cost of construction?

Q4: How many homes in Echo Hills currently have wells that are not up to standard?

Q5: When is it likely that the septic systems in the older sections of Echo Hills will need to be replaced? And when they do need to replace them, what will the requirements and costs be?

Q6: Have there been test wells dug on the area to be developed and, if so, were there any problems? If not, have the wells of the nearest residents been sampled?

Q7: How will stipulation (3) be enforced? Who will check if the stipulations stay in the deeds?

Q8: Since the geologic conditions referenced in (2)(c) also apply to the current Echo Hills homes, should the (2)(c) stipulation be required for any future contracts or deeds for the existing homes?

And here are some questions for you:

Q1: For property that has been rezoned to residential with no stipulation that public sewer and water be used, can the planning commission deny a subdivision plan if there is a risk that the development would get started and then languish because of additional costs and contamination risks?

Q2: Can we require the applicant to provide a market study (or realtor assessment) of how the seller stipulations, especially stipulation (2)(c) would impact the marketability of the lots?

Q3: Given that Crossroads discourages this type of development, and the Mad River Twp trustees in the past, as well as the current plan, opposes them, are there any legal problems with denying the subdivision request until public sewer and water is available to that site?

Bob Jurick, President  
B-W Greenway Community Land Trust  
PO Box 3  
Fairborn, OH 45324-0003  
phone: (937) 878-6060  
email: [bobjurick@bwgreenway.org](mailto:bobjurick@bwgreenway.org)  
website: [www.bwgreenway.org](http://www.bwgreenway.org)

2/23/2006

**Farnsworth, Shane**

**From:** Charles Patterson [CPatterson@ccchd.com]  
**Sent:** Tuesday, February 21, 2006 2:42 PM  
**To:** Farnsworth, Shane ; [bobjurick@bwgreenway.org](mailto:bobjurick@bwgreenway.org)  
**Cc:** Dan Chatfield  
**Subject:** RE: Echo Hills?

Messrs. Jurick and Farnsworth:

I have answered the questions and would be happy to answer any follow-up questions regarding the proposed Echo Hills subdivision.

**Q1: What is a soil pit?**

This is otherwise known as a test hole. The hole is an opportunity for a soil scientist to see what the horizon shows for leaching purposes.

**Q2: What are the requirements of ORC 3718.02?**

The new household sewage treatment system law is in effect but the rules are incomplete. This is a broad statement that the CCCHD is using because the requirements will mostly likely change from today to when the lots are actually developed. Most of the lots will be required to install mound systems. Please refer to the Ohio Revised Code for actual language.

**Q3: How much will the soil pit and ORC requirements add to the cost of construction?**

The soil pit costs \$100 for the evaluation and the backhoe operator would take his fee as well. Sewage treatment systems typically cost between \$7,000 and \$20,000.

**Q4: How many homes in Echo Hills currently have wells that are not up to standard?**

All of the wells were constructed to the standard applicable at the time of construction. Some of the water tested in the neighborhood have shown elevated levels of nitrates, most likely due to the nearby agriculture.

**Q5: When is it likely that the septic systems in the older sections of Echo Hills will need to be replaced? And when they do need to replace them, what will the requirements and costs be?**

This is a case by case basis and cannot be answered by a simple email. There is a large variation in the length of time a system will work and the cost to replace it.

**Q6: Have there been test wells dug on the area to be developed and, if so, were there any problems? If not, have the wells of the nearest residents been sampled?**

No test wells have been dug. Water samples have been taken throughout the neighborhood and some showed elevated levels of nitrate. This can be removed from drinking water by reverse osmosis. The testing was performed by the CCCHD, the Ohio Environmental Protection Agency and the Ohio Department of Health. Minutes of the Board of Health meeting where the results of the sampling were presented by the state agencies and the conclusion to approve the lots based on the regulations for private water systems and household sewage disposal are available on request.

**Q7: How will stipulation (3) be enforced? Who will check if the stipulations stay in the deeds?**

Breach of this stipulation is a violation of a Board of Health order, punishable by fine, jail time or both.

**Q8: Since the geologic conditions referenced in (2)(c) also apply to the current Echo Hills homes, should the (2)(c) stipulation be required for any future contracts or deeds for the existing homes?**

Any known problems with the drinking water or the sewage system in an existing home are covered by the existing real estate disclosure law. The reason the Board of Health chose to place additional restrictions on the new lots and new homes is because vacant lots and previously unoccupied homes are not covered by the real

estate disclosure law.

Charles Patterson  
Health Commissioner  
Clark County Combined Health District  
529 East Home Road  
Springfield, OH 45503  
937-390-5600  
937-390-5626 Fax

## Farnsworth, Shane

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**From:** Farnsworth, Shane  
**Sent:** Wednesday, February 22, 2006 12:52 PM  
**To:** 'Bob Jurick'  
**Subject:** RE: Echo Hills?

Bob,

**Q1: For property that has been rezoned to residential with no stipulation that public sewer and water be used, can the planning commission deny a subdivision plan if there is a risk that the development would get started and then languish because of additional costs and contamination risks?**

I do not recommend denying a subdivision based upon the perceived risk that a development may languish. The rate in which a subdivision sells the lots will be based upon market demand and market price.

I am assuming you are referring to contamination risk to on-site well and septic issues. Those are regulated by the Ohio EPA and the Clark County Combined Health Department. Subdivisions must receive approval from those agencies prior to any action from the Planning Commission. In Echo Hills situation, they have received approval from the Health Department.

**Q2: Can we require the applicant to provide a market study (or realtor assessment) of how the seller stipulations, especially stipulation (2)(c) would impact the marketability of the lots?**

The County Subdivision Regulations do not require a market study. The County Prosecutor has advised us to stay within the boundaries of the regulations when we require items from applicants.

**Q3: Given that Crossroads discourages this type of development, and the Mad River Twp trustees in the past, as well as the current plan, opposes them, are there any legal problems with denying the subdivision request until public sewer and water is available to that site?**

The Crossroads plan was adopted in 1999. This areas being proposed for Echo Hills Subdivision was approved through zoning in 1987 and 1991. As new regulations and new land use plans are adopted, retrofitting past decisions will always be a challenge. Denying a subdivision until public sewer and water is available while the Combined Health Department has approved the site for on-site systems may create a conflict within the subdivision regulations. I will consult our legal department.

**Shane W. Farnsworth**

Director  
Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506-2268  
(937) 328-2498  
(937) 328-2621 fax

# **MAD RIVER TOWNSHIP**

## **Planning Committee**

260 East Main Street, Box 34, Enon, OH 45323  
www.madrivertownship.org

February 22, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506-2268

RE: Echo Hills Section Five, Preliminary and Final Subdivision Plan

Dear Sirs:

The Committee was unable to send a representative to the Technical Review Committee meeting of February 9, 2006, so of these comments may duplicate similar comments made at that meeting. The Committee's review of the subdivision plan indicates there are areas of concern the Planning Commission must resolve before the Commission takes final action on the subdivision plan. These actions are:

1. The nature of the easements on the small areas designated as "Dedicated Nature Preservation Area" on lots #73 and #75 is unclear. Typical questions needed to clarify these uncertainties include: what type of easement/easements is/are being granted; who/what organization will hold the easements; how will the easements be enforced; will there be a prohibition on building or the placement of buildings in these areas, will there be a provision on the growth of noxious weeds in these areas, what annual maintenance/surveillance be required on the easements; and what guidance will be provided to the lot owners as to constitutes a "Nature Preservation Area," and how must the owners maintain these areas?
2. The actions and the deed attachments outlined in the memo attached to the Health District's Board of Health Notes, dated February 10, 2006, are such that these restrictions will make these lots difficult and potentially impossible to sell. If this is the case the township will be handed what amounts to a "brown field" – improved land unsuitable for residential use and because of the improvements unable to revert to agricultural use. The County Planning Commission must require the developer to devise and be prepared to implement a contingency to deal with this possibility prior to approving the subdivision plan.
3. The Grading Plan and Sedimentation and Erosion Control Plan show storm water drainage in the plat being managed by a series of swales, ditches and culverts which feed a drainage easement on lot #68 and exits the plat through a culvert under Hagan Road. The Mad River Township Planning Committee is accustomed to storm water retention being managed within the subdivision under consideration. Did the County Engineer and County Soil and Water object to this storm water management plan at the Technical

Review Meeting? The Planning Committee assumes this plan meets current storm water management requirements. The Mad River Township Planning Committee requests the Clark County Planning Commission have these departments affirm this assumption.

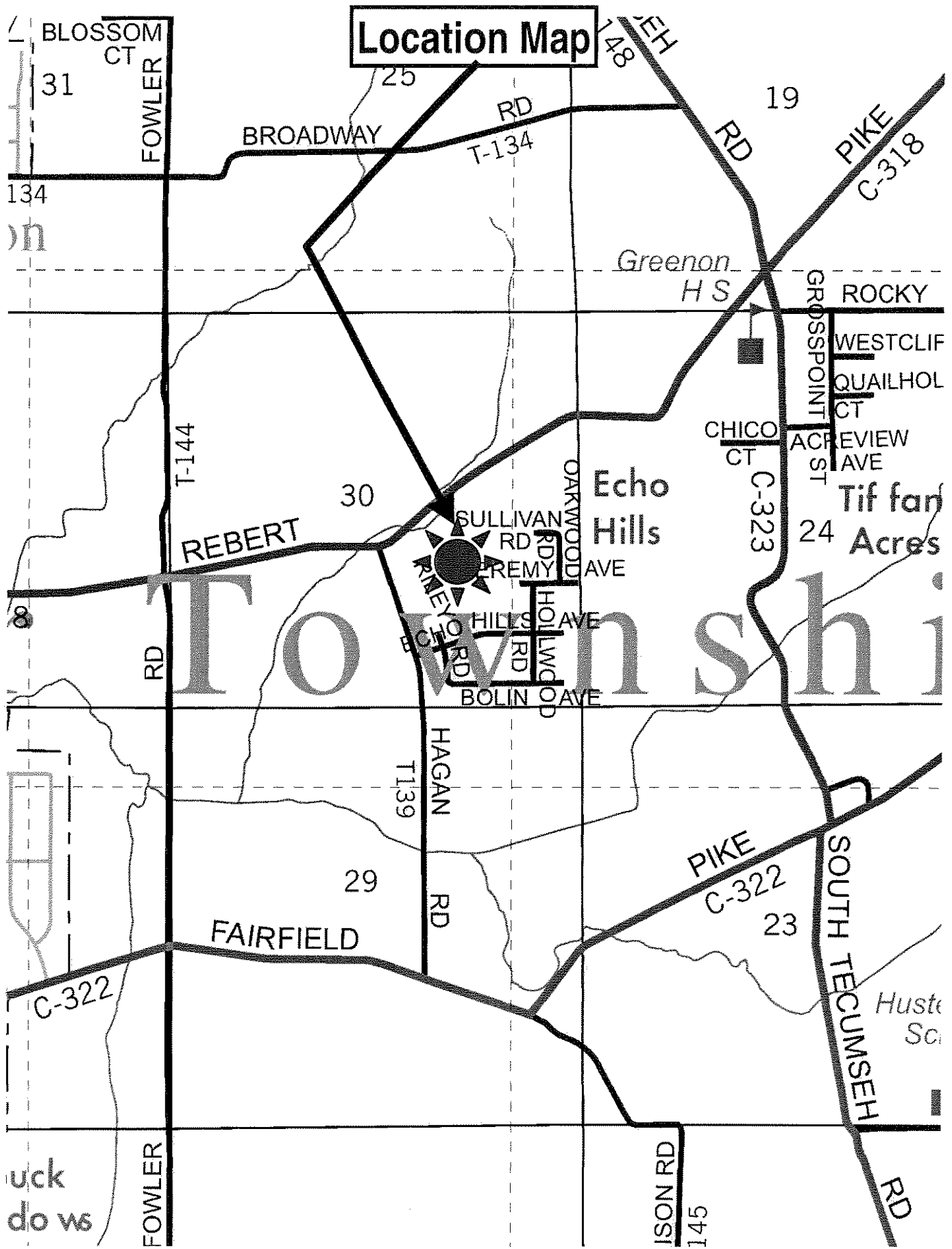
4. In a related matter, the County Engineer needs to affirm the culvert under Hagan Road at lot #68 is adequate to handle the anticipated storm water run off. Also, once storm water is discharged from the plat, the water enters farm land owned by Robert W. and Marjorie McClure which is drained by a ditch, not under county maintenance, into Mud Run. The County Planning Commission needs to insure that storm water run off will not damage the McClure's property and that the ditch in its current state is adequate to handle anticipated storm flows. Finally, the County Engineer's Office should be requested to work with the developer and the McClures to see if there is benefit to placing this ditch under county maintenance and assessing the residents of Echo Hills Section Five for maintenance.
5. According to the subdivision plan, lot #68, while fronting on Hagen Road, is restricted from accessing Hagen Road (i.e. this lot will not have driveway access on to Hagen Road). Given the drainage easement and the historic problem of enforcing proper driveway access to Hagen Road, how will this access restriction be enforced?

In addition to these five items, the Mad River Planning Committee urges the Clark County Planning Commission not to follow the practice established with preliminary and final subdivision plans for the Bluffs of Hunter's Glen. With both plans, the Planning Commission did not vote on nor approve the complete plans, but allowed the County Planning Staff to finalize open items with the developer. In view of the contentious nature of this subdivision plan in Mad River Township, the Committee urges the Planning Commission to approve/disapprove the entire plan without leaving any details awaiting finalization between the developer and County Staff. This will enable the Planning Commission to maintain a transparent process.

Again, the Mad River Planning Committee requests the Clark County Planning Committee to consider points related to: designed "natural area easements," the possible of creating an improved "brown field" as a result of Board of Health caveats and restriction, total management of storm water drainage both in the plat and on the exit of that drainage from the plat, enforcement of access to Hagen Road and the need to vote on a completed plan and not to defer details of the plan for completion after the Commission votes to approve/disapprove the plan.

Respectfully,

  
W. R. Cottrell, Chair



**ECHO HILLS – Sec. 5** **Mad River Twp.**  
**Preliminary & Final Subdivision**

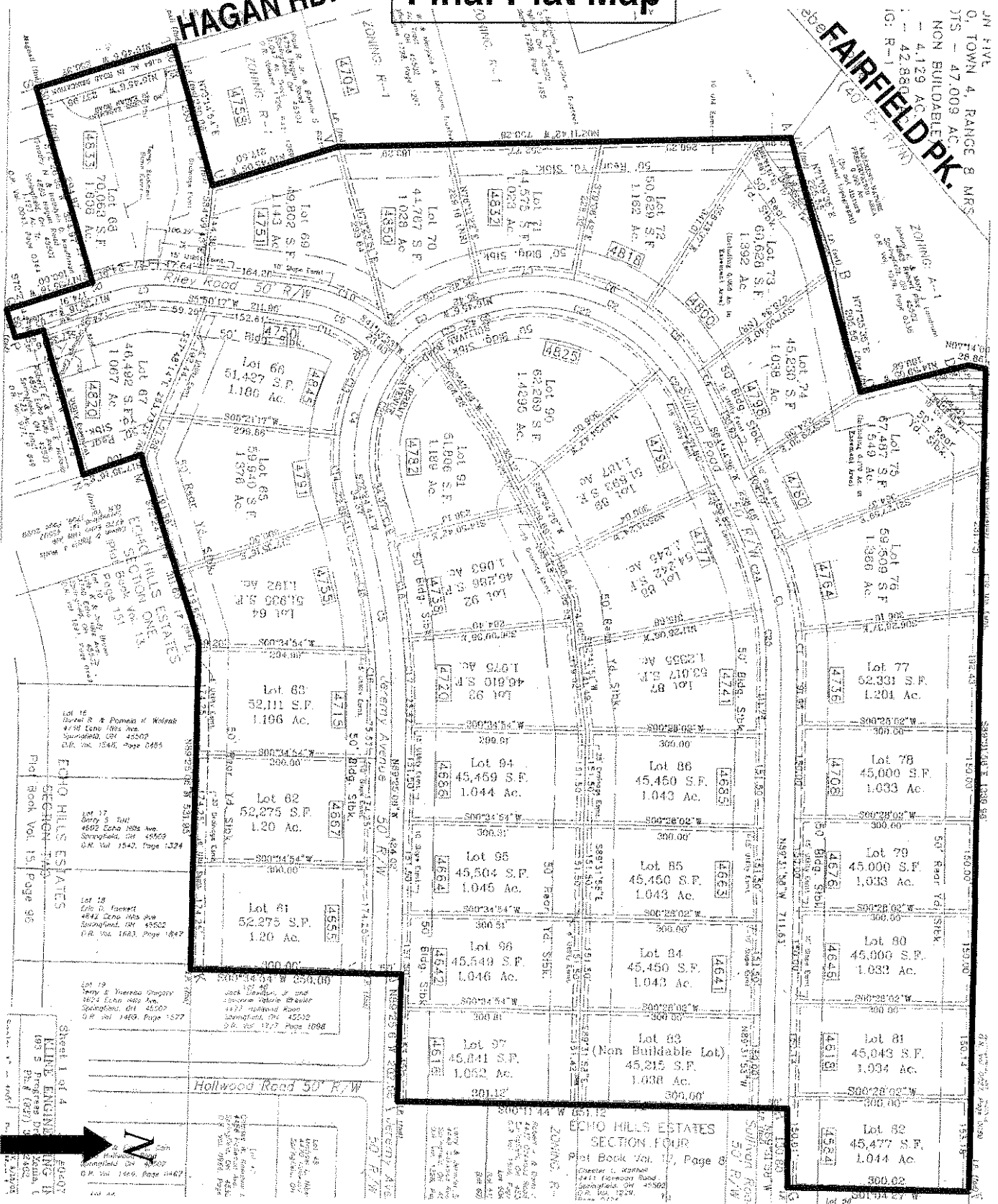


**Preliminary Plat Map**

The map displays a series of lots, primarily numbered 61 through 82, arranged in a grid-like fashion. Each lot is labeled with its number, square footage (S.F.), and acreage (Ac.). For example, Lot 61 is 52,275 S.F. (1.20 Ac.), and Lot 82 is 45,477 S.F. (1.044 Ac.). The map is bounded by Hagan Rd. to the north and Fairfield Pk. to the east. A north arrow is located in the bottom left corner. The map also shows various other lots, some with names like 'Lot 71' and 'Lot 72', and a 'Zoning: R-1' label. The map is titled 'Preliminary Plat Map' in a large, bold, black box at the top center.

## Preliminary & Final Subdivision

# Final Plat Map



# ECHO HILLS – Sec. 5

# Mad River Twp.

## Preliminary & Final Subdivision

## Creekside Condominiums (Preliminary & Final)

To: Clark County Planning Commission	Date of Meeting: March 1, 2006
From: Planning Staff	Date of Report: February 23, 2006

Subdivision Location: Mad River Township - Sec. 6 & 12, Town 3, Range 8

Owner: White Oak Communities, Inc.  
Developer: Creekside Communities  
Surveyor: Sands Decker Ltd.  
Engineer: Sands Decker Ltd.

Request: To subdivide 14.5 acres into 1 lot for condo development (60 units)  
Facilities: Public water & sewer

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### Platting History

This property was rezoned PD-R in November 2005.

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*Below are comments from the various county agencies:*

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### County Engineer

The County Engineer received revised plans for the Creekside Condominiums PUD. The major items identified by letter dated Jan. 27 have been addressed. There are several minor revisions that must still be completed, prior to plan approval by this office.

#### Stormwater

- Provide calculations for storm less frequent than critical: post-development peak discharge must be equal to or less than pre-developed.

#### Sheet 1

- Remove the signature blocks for the approval by the Utility Engineer
- Separate earthwork quantities into two items, Excavation, not including embankment and Embankment.
- Specify pipe material and type on the general summary (706.02 type B required under pavement)
- Specify curb inlet and manhole types on the summary

#### Sheet 2

- Revise eight months to nine months for the surface course placement.
- Revise the Traffic Control note to eliminate the language concerning road closures, detours, etc.

#### Sheet 3

- Typical Section Both
  - Replace item 203 with item 204.
  - Specify Item 608 for concrete walk
  - Provide a typical section to scale, 1" = 4' max.
  - Provide limiting stations on the typical section
  - Label the slope from the tree lawn strip, walk, etc.
  - Show 3:1 max slope beyond the back of walk line
  - Extra dimension behind the curb (12") on both sections
- Reference to note 4 on r/w dimension on typical??

*Creekside Condos Preliminary & Final - continued*

- Profile grade labeled wrong, right side (Hunter Typical)
- Typical trench detail (PE Pipe)
  - 12" of structural backfill required over the pipe and 6" bedding under pipe is required per ODOT specs.

Sheet 5

- Show the storm sewer and water main on the profile view
- Provide a curb cut/driveway detail for the entrance to the condo site. The curb line should extend through the entrance, with a drop detailed for the concrete approach.
- Label the street alignment, from beginning to end, with all PI stations, etc. denoted
- Revise the note referring to the removal of 50' of Black Oak Dr.; Specify the pavement buildup in accordance with the typical section on Sheet 3
- Provide elevations, alignments, etc. for Black oak Dr., 150' back station from the connection.

Sheet 6

- Update the existing ground profile along the proposed storm alignment, to reflect the temporary excavated open channel.
- Add a section view through the proposed overflow structure

Sheet 7-10

- Revise cross sections on Hunter Drive to indicate grading to R/W, consistent with the typical section. In other words, maintain the grading behind the curb at 1/2" per foot to the proposed walk and 1/4" per foot to the back of walk line even though walk is not being constructed. (See Paragraph 5.121 for an explanation)
- Provide area and volume calculations for earthwork, seeding, water, etc.

Sheet 12

- Label the overflow elevation on both the east and west detention basin.

Record Plat

- Label the street centerline, PC, PI, PT etc.

Cost Estimate

- Submit a revised cost estimate, for the public improvements.  
(see Feb. 16, 2006 memo)

**County Engineer - LIS**

**Record Plan**

1. Please enlarge the symbols for the IPS on the drawing and note the description and size (diameter). Along the plat lines, it is hard to tell what symbol is called for.
2. The lot numbers are missing along the adjoining property owner "Hunter's Glen Section One subdivision". (See Survey Review Item #8)
3. The drawing description notes the transfer of property to Creekside Communities, Inc. from White Oak Communities, Inc. This transfer has not taken place yet. Please show the current owner's name along with their deed volume and page. Also, the boundary is shown as letters A thru H. The letters are shown on the drawing along the lot lines, in actuality, the letters should describe each corner. This would then create a closure back to the beginning letter A that should be noted in the description.
4. Please note the r/w width of Dayton Springfield Road. (See Survey Review Item #2)
5. Since our new survey standards went into effect, we are requiring tying into any County GPS monuments that are within a 1/2 mile of the survey. We show County monument Clark #147 is within 1/2 mile of this survey. Please check with the County Engineer's main office for the coordinates and location description. If this monument has been destroyed or disturbed, please note on the drawing. (See Survey Review Item #18)
6. In the acknowledgement, the total acreage dedicated for road right-of-way is noted as 2.621 acres. Our closure sheet shows this as 2.11 acres. I have attached a copy of our r/w closure for your records. Also, the distance along the southeast r/w line is missing on the drawing. (The area within the r/w closes when a distance of 78.269 feet is used.)

7. All deeds recorded after December 31 of 1992 should be noted as located in the Official Records Books of Clark County. The subject property owner's deed should note as being recorded in the Official records of Clark County, Ohio.
8. Please show the acreage within each section that is a part of the total acreage. Also, show the addresses on the drawing for each of the proposed condominiums.
9. A new subdivision is in process. Please check with the Clark County Planning Department (Phone #328-2498). (See Survey Review Item #20)

(see Feb. 21, 2006 memo)

### **County Utilities Dept.**

The Clark County Utilities Department has reviewed the revised preliminary and final plan set for the Creekside Condos prepared by Sands Decker Engineers. Based on our review, the revised plans address the comments made in my Feb. 10<sup>th</sup> review letter with the exception of two minor issues being addressed by the design engineer. (see Feb. 21, 2006 memo)

### **County Planning**

This property is classified by the Clark County Land Use Plan as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

This development will consist of 15 four unit condo buildings for a total of 60 dwelling units. Based on the condo lot of 12.28 acres this would result in a density of 4.89 units per acre which is within the medium density category of the ***CROSSROADS Comprehensive Plan***. We are not aware of the Final PD-R being recorded as required by the Zoning Regulations. This must be accomplished prior to the recording of this plat. We have requested that the developer coordinate the naming and addressing on the private streets within the condo development.

## **Recommendation**

---

The Staff recommends approval of the Preliminary and Final Plans of Creekside Condos subject to addressing the issues/comments of the County Engineer, LIS Dept., and County Utilities Dept. These items must be addressed and the Final PD-M Plan must be recorded in the County Recorder's Office prior to Certification by the County Planning Director.

#### **Attachments:**

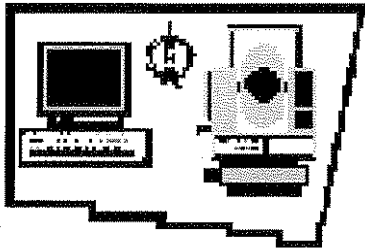
*County Engineer's Letter*

*LIS Letter*

*County Utilities Dept. Letter*

*Location Map*

*Final Plat Map*



Clark County  
Engineer's Department  
4075 Laybourne Rd Springfield, Ohio 45505-3613  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

February 16, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Senior Planner

Re: **Creekside Condominiums PUD**  
**Preliminary/Final**

Mr. Tritle,

The County Engineer received revised plans for the Creekside Condominiums PUD. The major items identified by letter dated January 27, 2006 have been addressed. There are several minor revisions that must still be completed, prior to plan approval by this office (see attachment).

The County Engineer has no objection to the proposal to subdivide 14.50 acres into the Creekside Condominiums, subject to the attached comments.

Sincerely,

Bruce C. Smith P.E., P.S.  
Clark County Engineer

Kenneth D. Fenton  
Deputy Engineer

K:\Subdivisions\Creekside Condominiums\Planning letter 021706.doc

Donald Boyle – Road Superintendent  
Paul W. DeButy P.E. – Design Engineer  
Kenneth D. Fenton, P.S., Deputy Engineer  
Doug Frank – Bridge Superintendent  
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director  
Shayne Gray – GIS/CAD Coordinator  
Mark Niccolini – Drainage Maintenance Supervisor  
Lew Richards – Traffic Supervisor  
Ned G. Weber, Deputy – Operations/Maintenance

## CREEKSIDE CONDOS

February 17, 2006

### Stormwater

- Provide calculations for storm less frequent than critical: post-development peak discharge must be equal to or less than pre-developed.

### Sheet 1

- Remove the signature blocks for the approval by the Utility Engineer
- Separate earthwork quantities into two items, Excavation, not including embankment and Embankment.
- Specify pipe material and type on the general summary (706.02 type B required under pavement)
- Specify curb inlet and manhole types on the summary

### Sheet 2

- Revise eight months to nine months for the surface course placement.
- Revise the Traffic Control note to eliminate the language concerning road closures, detours, etc.

### Sheet 3

- Typical Section – Both
  - Replace item 203 with item 204.
  - Specify Item 608 for concrete walk
  - Provide a typical section to scale, 1" = 4' max.
  - Provide limiting stations on the typical section
  - Label the slope from the tree lawn strip, walk, etc.
  - Show 3:1 max slope beyond the back of walk line
  - Extra dimension behind the curb (12") on both sections
- Reference to note 4 on r/w dimension on typical??
- Profile grade labeled wrong, right side (Hunter Typical)
- Typical trench detail (PE Pipe)
  - 12" of structural backfill required over the pipe and 6" bedding under pipe is required per ODOT specs.

### Sheet 5

- Show the storm sewer and water main on the profile view
- Provide a curb cut/driveway detail for the entrance to the condo site. The curb line should extend through the entrance, with a drop detailed for the concrete approach.
- Label the street alignment, from beginning to end, with all PI stations, etc. denoted
- Revise the note referring to the removal of 50' of Black Oak Dr.; Specify the pavement buildup in accordance with the typical section on Sheet 3
- Provide elevations, alignments, etc. for Black oak Dr., 150' back station from the connection.

#### Sheet 6

- Update the existing ground profile along the proposed storm alignment, to reflect the temporary excavated open channel.
- Add a section view through the proposed overflow structure

#### Sheet 7-10

- Revise cross sections on Hunter Drive to indicate grading to R/W, consistent with the typical section. In other words, maintain the grading behind the curb at  $\frac{1}{2}$ " per foot to the proposed walk and  $\frac{1}{4}$ " per foot to the back of walk line even though walk is not being constructed. (See Paragraph 5.121 for an explanation)
- Provide area and volume calculations for earthwork, seeding, water, etc.

#### Sheet 12

- Label the overflow elevation on both the east and west detention basin.

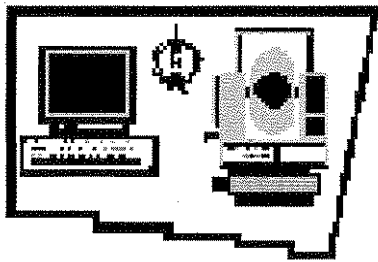
#### Record Plat

- Label the street centerline, PC, PI, PT etc.

#### Cost Estimate

- Submit a revised cost estimate, for the public improvements.





Clark County  
Engineer's Department  
L.I.S. Department  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

31 N. Limestone St.  
Springfield, Ohio 45501

Office # (937) 328-2726  
Fax # (937) 328-2701

E-Mail  
[lis@co.clark.oh.us](mailto:lis@co.clark.oh.us)

February 21, 2006

Mr. Bill Rhoades:

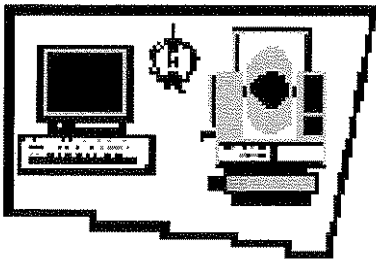
I have reviewed Creekside Condominium (14.84 Acres) for White Oak Communities, Inc. and have made some comments on the record plan. (P.P. #10-00012-000-0767)

Record Plan

- 1) Please enlarge the symbols for the IPS on the drawing and note the description and size (diameter). Along the plat lines, it is hard to tell what symbol is called for.
- 2) The lot numbers are missing along the adjoining property owner "Hunter's Glen Section One subdivision". (See Survey Review Item #8)
- 3) The drawing description notes the transfer of property to Creekside Communities, Inc. from White Oak Communities, Inc. This transfer has not taken place yet. Please show the current owner's name along with their deed volume and page. Also, the boundary is shown as letters A thru H. The letters are shown on the drawing along the lot lines, in actuality, the letters should describe each corner. This would then create a closure back to the beginning letter A that should be noted in the description.
- 4) Please note the r/w width of Dayton Springfield Road. (See Survey Review Item #2)
- 5) Since our new survey standards went into effect, we are requiring tying into any County GPS monuments that are within a ½ mile of the survey. We show County monument Clark #147 is within ½ mile of this survey. Please check with the County Engineer's main office for the coordinates and location description. If this monument has been destroyed or disturbed, please note on the drawing. (See Survey Review Item #18)
- 6) In the acknowledgement, the total acreage dedicated for road right-of-way is noted as 2.621 acres. Our closure sheet shows this as 2.11 acres. I have attached a copy of our r/w closure for your records. Also, the distance along the southeast r/w line is missing on the drawing. (The area within the r/w closes when a distance of 78.269 feet is used.)
- 7) All deeds recorded after December 31 of 1992 should be noted as located in the Official Records Books of Clark County. The subject property owner's deed should note as being recorded in the Official records of Clark County, Ohio.

Donald Boyle – Road Maintenance Superintendent  
Paul W. DeButy – Design Engineer  
Doug Frank – Bridge Superintendent  
K. Dean Fenton, P.S., Deputy – Inspections / Permits  
Ned Weber, Deputy – Operations / Maintenance

Bill Pierce, P.S. – LIS Director  
Lisa Massie – Administrative Asst.  
Mark Niccolini – Ditch Maintenance Supervisor  
Lew Richards – Traffic Supervisor



Clark County  
Engineer's Department  
L.I.S. Department  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

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Springfield, Ohio 45501

Office # (937) 328-2726  
Fax # (937) 328-2701

E-Mail  
[lis@co.clark.oh.us](mailto:lis@co.clark.oh.us)

Page Two: Creekside Condominium

- 8) Please show the acreage within each section that is a part of the total acreage. Also, show the addresses on the drawing for each of the proposed condominiums.
- 9) A new subdivision is in process. Please check with the Clark County Planning Department (Phone #328-2498). (See Survey Review Item #20)

Give me a call, if you have any questions.

Respectfully,

William Pierce

Donald Boyle – Road Maintenance Superintendent  
Paul W. DeButy – Design Engineer  
Doug Frank – Bridge Superintendent  
K. Dean Fenton, P.S., Deputy – Inspections / Permits  
Ned Weber, Deputy – Operations / Maintenance

Bill Pierce, P.S. – LIS Director  
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# CLARK COUNTY DEPARTMENT OF UTILITIES

Garfield Building  
25 W. Pleasant Street  
P.O. Box 1303  
Springfield, Ohio 45501-1303  
Telephone (937) 328-2493; Fax (937) 328-2616

Alice Godsey, P.E.  
Director of Utilities

Christopher Neary  
Business Systems Manager

February 21, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Mr. Phil Tritle, Senior Planner

Re: Review Comments –  
REVISED Preliminary and Final  
Plans, Creekside Condos, Mad  
River Township, Ohio

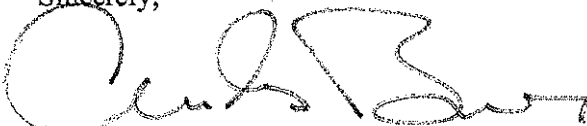
Mr. Tritle,

The Clark County Utilities Department has reviewed the revised preliminary and final plan set for the Creekside Condos prepared by Sands Decker Engineers.

Based on our review, the revised plans address the comments made in my February 10, 2006 review letter with the exception of two minor issues that are being addressed by the design engineer.

Please let me know if you have any questions or comments concerning the above.

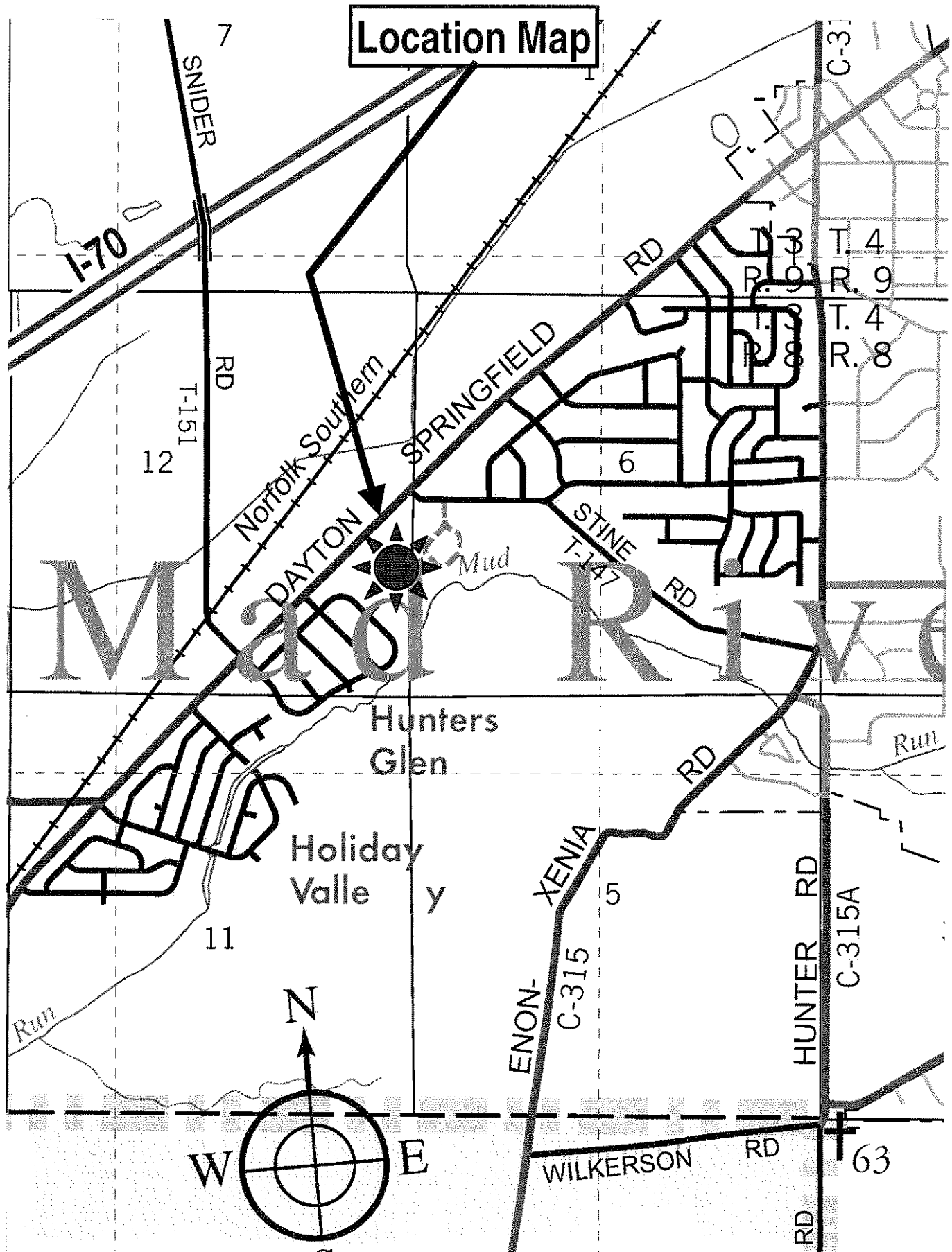
Sincerely,



Charles W. Bauer, P.E.  
Deputy Director of Utilities

cc: Director Godsey, email  
Sands Decker Engineering  
File

Attachment: Review Comments



**CREEKSIDE CONDOS (PD-R)**

**Mad River Twp.**

**Preliminary & Final Subdivision**

# Preliminary Plat Map

**CREEKSIDE CONDOS (PD-R) Mad**  
**Preliminary & Final Subdivision**

# Mad River Twp.



## Northridge No. 30B (Final)

To: Clark County Planning Commission	Date of Meeting: March 1, 2006
From: Planning Staff	Date of Report: February 23, 2006

Subdivision Location: Moorefield Township - Sec. 22, Town 5, Range 10

Owner: Michael K. & Sherri L. Hufford  
Developer: Hoppes Builders & Development Co.  
Surveyor: Hoppes Engineering & Surveying Co.  
Engineer: Hoppes Engineering & Surveying Co.

Request: To subdivide 8.841 acres into 13 single-family residential & condo lots  
Facilities: Public water & sewer

### Platting History

This property was rezoned PD-M in December 2004. Northridge 30 was granted Preliminary approval May 4, 2005. This Preliminary approval was also the Final approval for the PD-M zoning.

*Below are comments from the various county agencies:*

### County Engineer

The County Engineer received revised plans for Northridge 30-B on Feb. 14 and additional changes on Feb. 17, 2006. The plans, including the additional revisions are approved. (see Feb. 22, 2006 memo)

### County Engineer - LIS

*(It should be noted that some of these items have been addressed but not yet reviewed by LIS)*

#### Record Plan

- 1) Please show tic marks along the nw lines to help in locating the P.C. and P.T. points. Also, please enlarge the symbols for the mag nail (set) in centerline of pavement. Along the plat lines, it is hard to tell what symbol is called for.
- 2) The property lines containing the adjacent owner's name along with their deed volume and page are missing on the drawing. The drawing shows Northridge Subdivision No. 30 Part A. This should be noted as proposed if not, please note the plat book and page. (See Survey Review Item 148)
- 3) Please show the radius width at the end of the cul-de-sac of Newbern Lane
- 4) The description notes the total acres within this subdivision as 11.340 acres. Our closure shows it to be 8.841 acres as shown at the top of page one on the drawing. Also, the drawing notes the transfer of property to Hoppes Builders and Development Company from M.K. Hufford and Sherri Hufford. This transfer has not taken place yet. Please show the current owner's name along with their deed volume and page.
- 5) Please note of the 10-foot wide easement along the east line of the proposed subdivision.
- 6) The control line for this survey is not fled to an established monumented point (Point of Commencement). (See Review Item #15)
- 7) Please label the 30-foot easement between Lots 2237 thru 2238.
- 8) Since our new survey standards went into effect, we are requiring tying into any County GPS monuments that are within a 1/2 mile of the survey. We show County monument Clark #194 is within 1/2 mile of this survey. I have enclosed the coordinates and location description. If this monument has been destroyed or disturbed, please note on the drawing. (See Survey Review Item #18)
- 9) In the acknowledgement, the total acreage dedicated for road right-of-way is noted as 1.320 acres. It is shown at the top of page one as 1.319 acres. (see Feb. 15, 2006 memo)

### **County Utilities Dept.**

The Clark County Utilities Department has reviewed the revised final plan set for Northridge Sec. 30, Part B prepared by Hoppes Engineering and Survey Company. The revised plan set addresses the comments made in my Feb. 9<sup>th</sup> comment letter. (see Feb. 21, 2006 memo)

### **County Planning**

This property is classified by the Clark County Land Use Plan as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

This plat is the second phase of the PD-M Planned Development - Mixed Use rezoning. We are not aware of the Final PD-M being recorded as required by the Zoning Regulations. This must be accomplished prior to the recording of this plat. The plans as submitted contain verbiage indicating that someone other than the owner is signing the "Acknowledgment Statement". The developer has indicated that he will be purchasing the property before it is recorded and the statement reflects the new owner (the developer), not the current owner.

## **Recommendation**

---

The Staff recommends approval of the Final Plans of Northridge No. 30 - Part B subject to addressing the issues/comments of the LIS Dept. In addition, the property must be transferred to the new owner prior to Certification by the County Planning Director **OR** the "Acknowledgment Statement" must be changed to reflected the "Owner" of record. Also the Final PD-M Plan must be recorded in the County Recorder's Office prior to Certification by the County Planning Director.

#### **Attachments:**

*County Engineer's Letter*

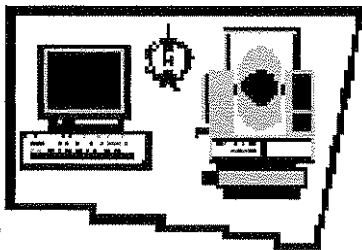
*LIS Letter*

*County Utilities Dept. Letter*

*Location Map*

*Final Plat Map*





Clark County  
Engineer's Department  
4075 Laybourne Rd Springfield, Ohio 45505-3613  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

February 22, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Senior Planner

Re: **Northridge Subdivision No. 30, Part B**  
**Preliminary/Final**

Mr. Tritle,

The County Engineer received revised plans for the above referenced subdivision on February 14 and additional changes on February 17, 2006. The plans, including the additional revisions are approved.

The County Engineer has no objection to the proposal to subdivide 8.841 acres into 13 lots for Northridge Subdivision No. 30, Part B.

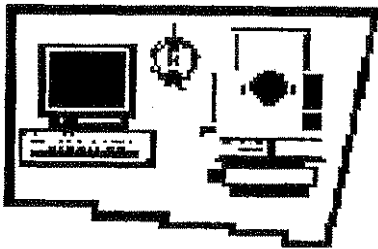
Sincerely,

Bruce C. Smith P.E., P.S.  
Clark County Engineer

Kenneth D. Fenton  
Deputy Engineer

Donald Boyle – Road Superintendent  
Paul W. DeButy P.E. – Design Engineer  
Kenneth D. Fenton, P.S., Deputy Engineer  
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Clark County  
Engineer's Department  
L.I.S. Department  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

31 N. Limestone St.  
Springfield, Ohio 45501

Office # (937) 328-2726  
Fax # (937) 328-2701

E-Mail  
[lis@co.clark.oh.us](mailto:lis@co.clark.oh.us)

February 15, 2006

Mr. Jonathon Burr, P.S., P.E.:

I have reviewed Northridge Subdivision No. 30 Part B (8.841 Acres) for Hoppes Builders and Development Company and have made some comments on the record plan. (P.P. #03-00022-300-037)

Record Plan

- 1) Please show tic marks along the r/w lines to help in locating the P.C. and P.T. points. Also, please enlarge the symbols for the mag nail (set) in centerline of pavement. Along the plat lines, it is hard to tell what symbol is called for.
- 2) The property lines containing the adjacent owner's name along with their deed volume and page are missing on the drawing. The drawing shows Northridge Subdivision No. 30 Part A. This should be noted as proposed if not, please note the plat book and page. (See Survey Review Item #8)
- 3) Please show the radius width at the end of the cul-de-sac of Newbern Lane.
- 4) The description notes the total acres within this subdivision as 11.340 acres. Our closure shows it to be 8.841 acres as shown at the top of page one on the drawing. Also, the drawing notes the transfer of property to Hoppes Builders and Development Company from M.K. Hufford and Sherri Hufford. This transfer has not taken place yet. Please show the current owner's name along with their deed volume and page.
- 5) Please note of the 10-foot wide easement along the east line of the proposed subdivision.
- 6) The control line for this survey is not tied to an established monumented point (Point of Commencement). (See Review Item #15)
- 7) Please label the 30-foot easement between Lots 2237 thru 2238.
- 8) Since our new survey standards went into effect, we are requiring tying into any County GPS monuments that are within a ½ mile of the survey. We show County monument Clark #194 is within ½ mile of this survey. I have enclosed the coordinates and location description. If this monument has been destroyed or disturbed, please note on the drawing. (See Survey Review Item #18)
- 9) In the acknowledgement, the total acreage dedicated for road right-of-way is noted as 1.320 acres. It is shown at the top of page one as 1.319 acres.

Donald Boyle – Road Maintenance Superintendent  
Paul W. DeButy – Design Engineer  
Doug Frank – Bridge Superintendent  
K. Dean Fenton, P.S., Deputy – Inspections / Permits  
Ned Weber, Deputy – Operations / Maintenance

Bill Pierce, P.S. – LIS Director  
Lisa Massie – Administrative Asst.  
Mark Niccolini – Ditch Maintenance Supervisor  
Lew Richards – Traffic Supervisor

# CLARK COUNTY DEPARTMENT OF UTILITIES

Garfield Building  
25 W. Pleasant Street  
P.O. Box 1303  
Springfield, Ohio 45501-1303  
Telephone (937) 328-2493; Fax (937) 328-2616

Alice Godsey, P.E.  
Director of Utilities

Christopher Neary  
Business Systems Manager

February 21, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Mr. Phil Tritle, Senior Planner

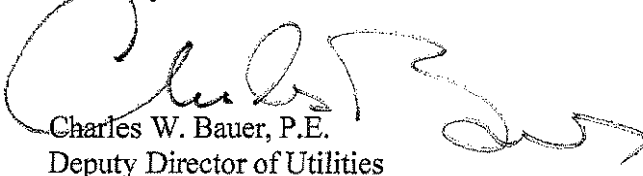
Re: Review Comments – Part B  
REVISED Final Plans, Northridge  
Sec. 30, Northridge, Ohio

Mr. Tritle,

The Clark County Utilities Department has reviewed the revised final plan set for Northridge Sec. 30, Part B prepared by Hoppes Engineering and Survey Company. The revised plan set addresses the comments made in my February 9, 2006 comment letter for the referenced project.

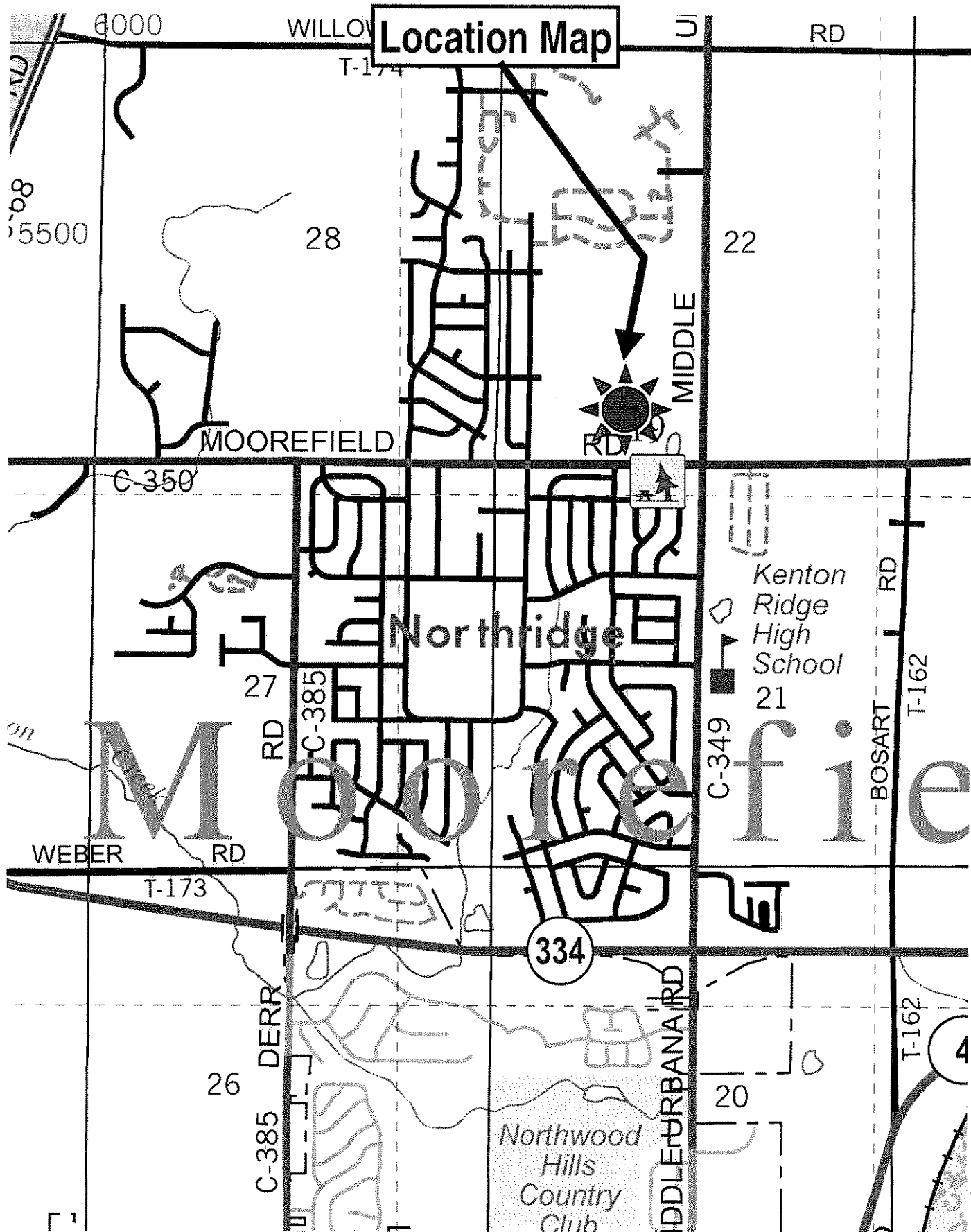
Please let me know if you have any questions or comments concerning the above.

Sincerely,



Charles W. Bauer, P.E.  
Deputy Director of Utilities

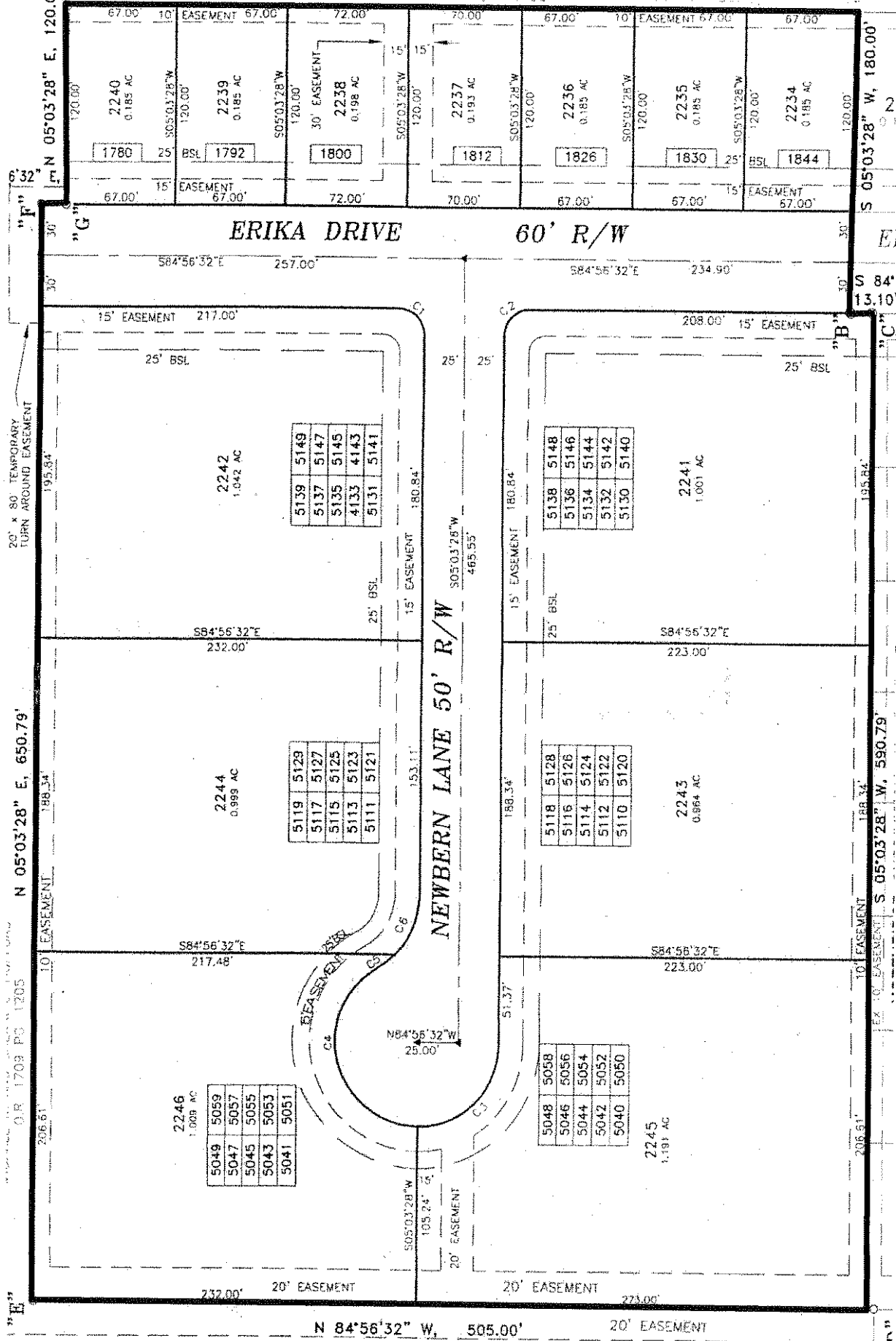
cc: Director Godsey, email  
Hoppes Engineering and Surveying  
File



**NORTHRIDGE 30-B**

**Moorefield Twp.**

**Final Subdivision**



**NORTHRIDGE 30-B**

**Moorefield Twp.**

**Final Subdivision**

Date of Report: February 23, 2006

Date of Meeting: March 1, 2006

TO: Clark County Planning Commission

FROM: Planning Staff

SUBJECT: Time Extension - Prairie Bluff Subdivision:

Applicant: Terry Hoppes for Larry Taylor (owner)

Plat: unrecorded Prairie Bluff

Location: Moorefield Township, east side of Prairie Road south of County Line Road

The County Planning Commission approved the final plans for Prairie Bluff Subdivision on August 6, 2003. This subdivision consists of 21 lots on 29.769 acres. This subdivision will be serviced with on-site sewer and water.

Paragraph 3.5 12 of the Clark County Subdivision Regulations state that " The subdivider shall record the plat in the office of the County Recorder of Clark County, Ohio, within two (2) calendar years after the date of approval unless the Commission agrees to an extension.

The County Engineer's Office and the Clark County Health District have indicated they have no objection to this request (see attached letters).

### **RECOMMENDATION**

The Clark County Planning Staff recommends approval of a two-year time extension until August 6, 2007, for Prairie Bluff Subdivision.

*Attachments:*

- 1. Location Map*
- 2. Final Plat Map*
- 3. Applicant's request*
- 4. County Engineer letter*
- 5. County Health District letter*

## HOPPE'S ENGINEERING AND SURVEYING COMPANY

1533 MOOREFIELD ROAD  
SPRINGFIELD, OHIO 45503-5798  
PHONE: 937.399.1532  
FACSIMILE: 937.399.1534



Clark County Planning Commission  
25 West Pleasant Street  
Springfield, OH 45506  
Attn: Phil Tritle

January 31, 2006

Dear Phil,

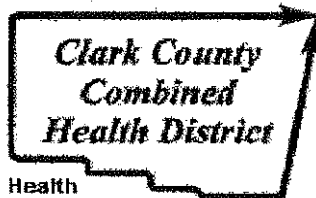
On behalf the owner and developer, Larry Taylor, we wish to request a time extension for the Prairie Bluff subdivision. Our records indicate that this plat was approved in August 6, 2003.

Please do not hesitate to call if you have any questions.

Very truly yours,

  
Terry A. Hoppes

TAH/hls  
Countyplanning-PrairieBluff



Health  
Commissioner

Charles A. Patterson, R.S., MBA

**Clark County Combined Health District**

529 East Home Road  
Springfield, Ohio 45503

Main: (937) 390-5600  
Email: health@ccchd.com

Fax: (937) 390-5625  
TDD: (937) 390-5605

**Help Me Grow**

Main: (937) 322-2099

Fax: (937) 322-4189



2430 Van Buren Avenue  
Springfield, OH 45505

February 23, 2006

Mr. Phil Tritle  
Clark County Planning Office  
25 W. Pleasant St.  
Springfield, OH 45506

Re: Prairie Bluff Subdivision

Dear Mr. Tritle,

At its regular meeting on April 17, 2003, the Clark County Combined Board of Health granted final approval for the 21 lots of Prairie Bluff Subdivision.

After reviewing the soil information from 1998 as provided by the inspecting sanitarian, this office will be requiring additional soil pits on each lot prior to issuing a Permit to Install a Household Sewage Treatment System. Due to the passage of HB231 and the pending new rules regarding Household Sewage Treatment Systems, each lot will need to be reviewed for site specific design of the treatment systems.

This office has no objection to the subdivision as submitted.

Should you have any questions regarding this matter, please call me at (937) 390-5600.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Barry", is written over a horizontal line.

Robin Barry, R.S.  
Environmental Health Supervisor

**Board of Health**

Richard Colvin, President

David Bartos

Harry Elliott

Stephen Feagins, MD

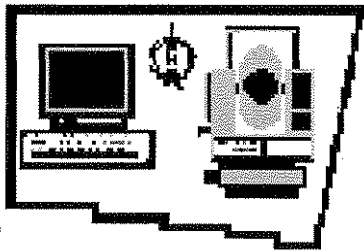
Richard Foster

Sheila Rice

Susan Weaver, RN

Dan Young





Clark County  
Engineer's Department  
4075 Laybourne Rd Springfield, Ohio 45505-3613  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

February 9, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Senior Planner

Re: **TE -2006-1 Prairie Bluff Subdivision**  
**Request for time extension**

Mr. Tritle,

The County Engineer received notice of the request for a time extension for Prairie Bluff Subdivision. We have no objection to the extension, subject to the applicant providing an updated cost estimate to reflect current pricing. No additional plan changes or updates are necessary at this time. We request the updated cost estimate, prior to consideration at the Planning Commission meeting.

Sincerely,

Bruce C. Smith P.E., P.S.  
Clark County Engineer

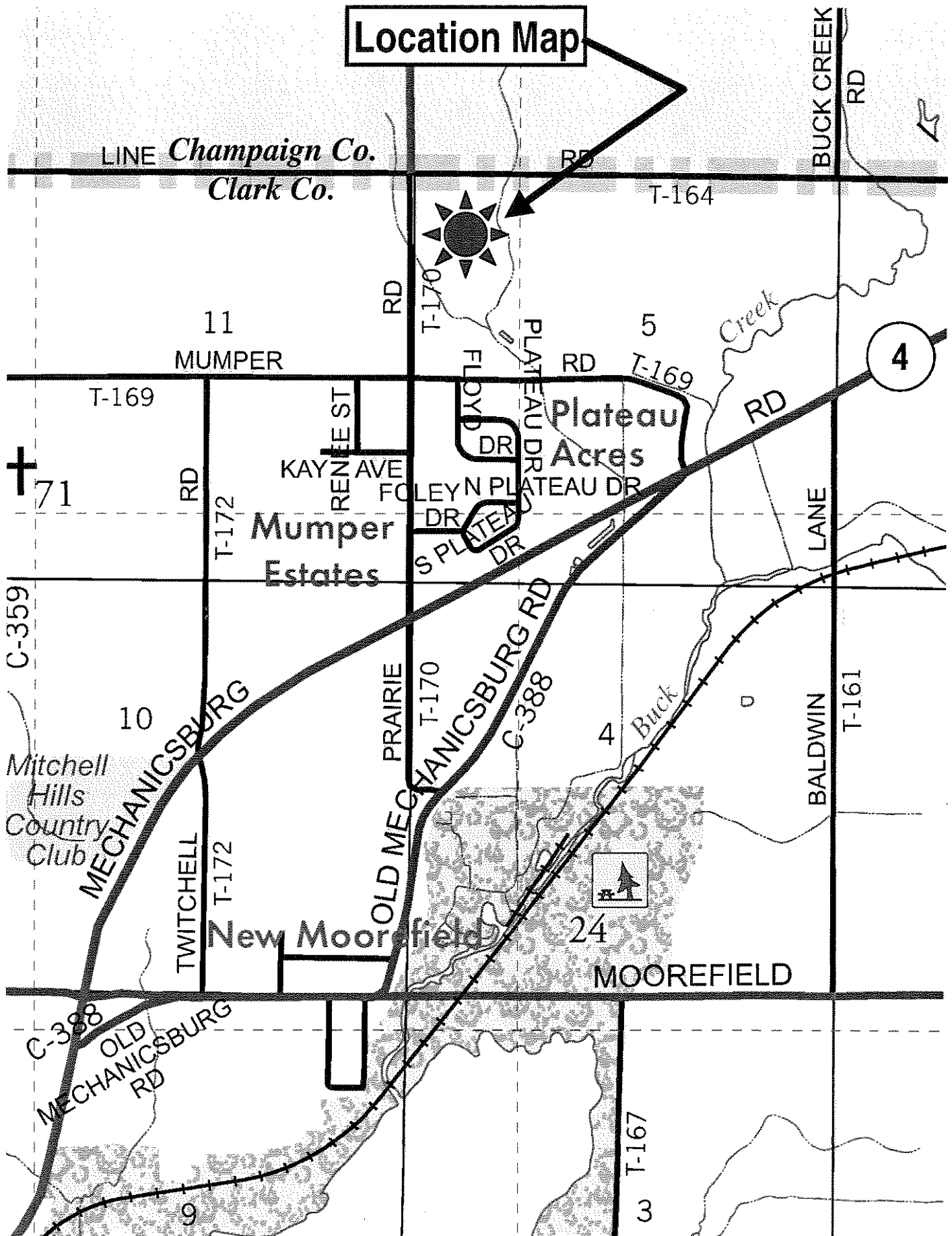
Kenneth D. Fenton  
Deputy Engineer

K:\Subdivisions\Prairie Bluff\Prairie Bluff Time Extension 020906.doc

Donald Boyle – Road Superintendent  
Paul W. DeButy P.E. – Design Engineer  
Kenneth D. Fenton, P.S., Deputy Engineer  
Doug Frank – Bridge Superintendent  
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director  
Shayne Gray – GIS/CAD Coordinator  
Mark Niccolini – Drainage Maintenance Supervisor  
Lew Richards – Traffic Supervisor  
Ned G. Weber, Deputy – Operations/Maintenance

# Location Map



Prairie Bluff

Moorefield Twp.

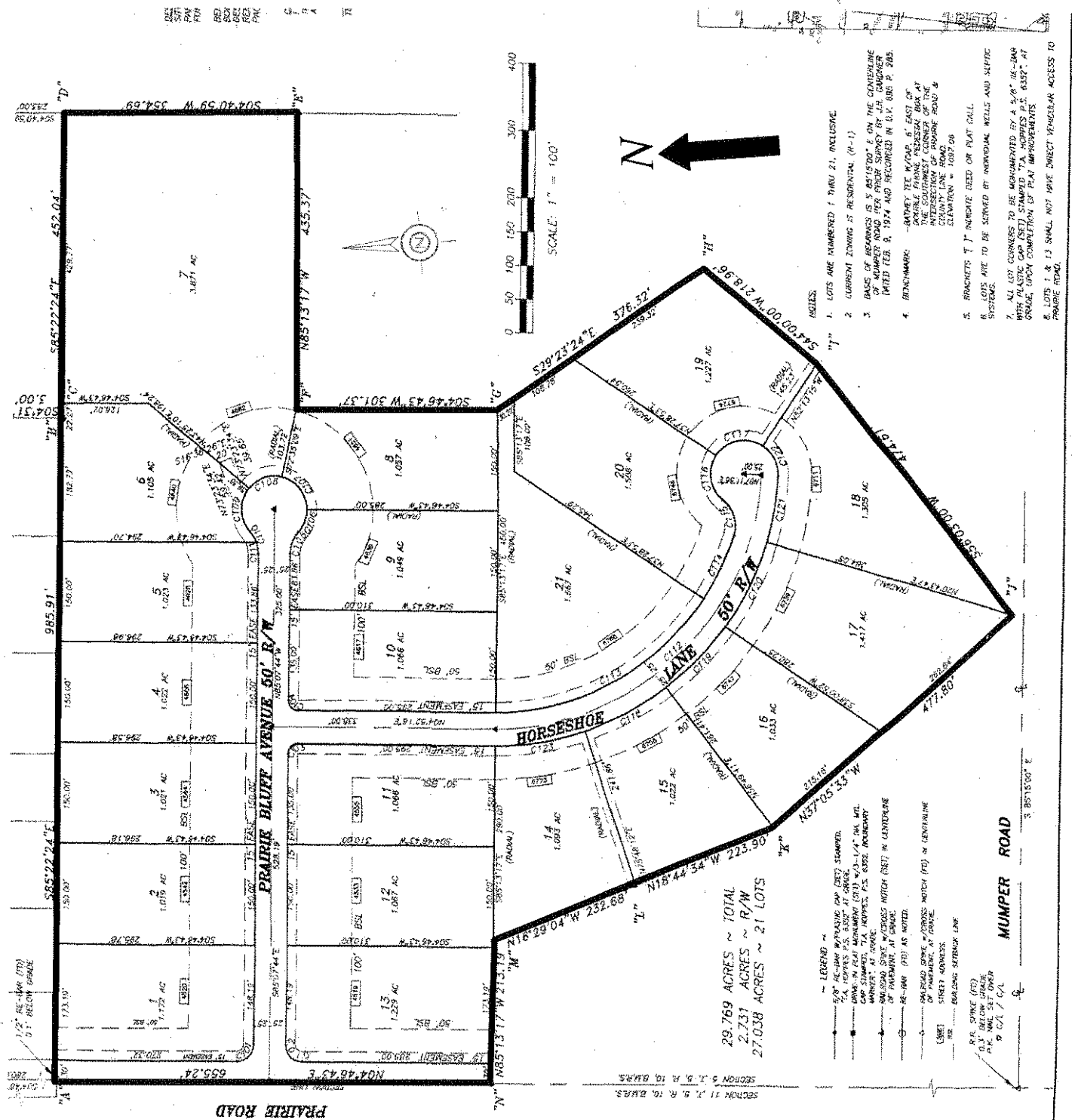
Final Subdivision - Time Extension

Prairie Bluff

Moorefield Twp.

Final Subdivision - Time Extension

Final Plat Map



## Rezoning Case # P-2006-1

<b>To:</b> Clark County Planning Commission	<b>Date of Meeting:</b> March 1, 2006
<b>From:</b> Planning Staff	<b>Date of Report:</b> February 23, 2006

**Applicant:** Milton C. & Paula K. Palmer

**Request Action:** Rezone from A-1 (Agricultural District) to  
I-1 (Industrial District)

**Purpose:** To zone for a new manufacturing facility for AM-RON Building Systems LLC

**Location:** PIKE TOWNSHIP - 5150 Spence Rd.

**Size:** 14 acres out of 50 acres

**Existing Land Use:** Existing residence & farm

### Surrounding Land Use and Zoning

	<i>Land Use</i>	<i>Zoned</i>
<i>North</i>	Agricultural & Scattered Residential	A-1 (Agriculture) & B-3 (General Business)
<i>South</i>	Agricultural & Scattered Residential	A-1 (Agriculture), R-1 (Residential) & B-4
<i>East</i>	Agricultural & Scattered Residential	A-1 (Agriculture) & R-1 (Residential)
<i>West</i>	Agricultural & Scattered Residential	R-1 (Residential) & A-1 (Agriculture)

### ANALYSIS

This property was zoned A-1 as part of the original zoning map.

#### County Engineer

The County Engineer has reviewed the request by Mr. Milton Palmer to rezone 14.09 acres from 50.59 acres of record, located at the north end of Spence Road. Concerning access and drainage, the County Engineer offers the following comments:

**Access** – the area proposed for rezoning is located one (1) mile north of State Route 41, at the dead end of Spence Road, which is classified as a minor collector road on the County's Thoroughfare Plan. From State Rt. 41 north for approximately ½ mile, the road was widened from 15' to 18', to accommodate light vehicle traffic. The remainder of the road remains at approximately 15' in width. Based on the proposed industrial use, the present road is not sufficient in width or strength to accommodate anticipated heavy traffic. Significant improvements would be necessary to stabilize the road base and widen the wearing surface for the intended use. Additional right of way, roadside ditches, etc. may also impact the overall costs to upgrade the roadway. The public road portion of Spence Road terminates at the section line, which is also the south line of the tract being requested for rezoning.

Concerning drainage, the site appears to consist of mainly two predominant soil types, CrA – Crosby and Ko – Kokomo soils. The Crosby soils show somewhat poor drainage characteristic, while the Kokomo soils indicate very poorly drained soil characteristic and moderately slow permeability. The ground is fairly flat, with less than 1% slope typical in the area being requested for rezoning. This site would also have to comply with the County's Stormwater regulations, based upon the change in use from agricultural to industrial, creating more areas with impervious surfaces, such as building, parking, storage, etc.

In conclusion, the County Engineer objects to the proposed rezoning based upon the location and site limitations. (*See Feb. 10 letter*)

### **Planning Department**

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The area being requested for rezoning does not comply with the **CROSSROADS** Comprehensive Plan. We agree with the statements contained in the County Engineer's letter that the location and, in particular, the access is not conducive to heavy traffic, especially trucks.

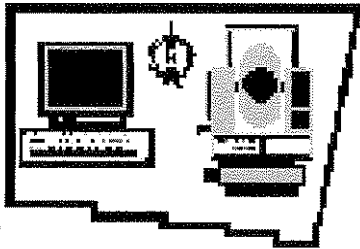
### **Staff Recommendation**

---

The Staff recommends denial of this request.

#### Attachments:

1. County Engineer's letter
2. Location Map
3. Zoning Map
4. Property photo map



Clark County  
Engineer's Department  
4075 Laybourne Rd Springfield, Ohio 45505-3613  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

February 10, 2006

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Senior Planner

Re: **P-2006-1 Milton Palmer, Pike Twp.**  
**14.09 ac from A-1 to I-1**

Mr. Tritle,

The County Engineer has reviewed the request by Mr. Milton Palmer to rezone 14.09 acres from 50.59 acres of record, located at the north end of Spence Road. Concerning access and drainage, the County Engineer offers the following comments:

Access – the area proposed for rezoning is located one (1) mile north of State Route 41, at the dead end of Spence Road, which is classified as a minor collector road on the County's Thoroughfare Plan. From State Rt. 41 north for approximately ½ mile, the road was widened from 15' to 18', to accommodate light vehicle traffic. The remainder of the road remains at approximately 15' in width. Based on the proposed industrial use, the present road is not sufficient in width or strength to accommodate anticipated heavy traffic. Significant improvements would be necessary to stabilize the road base and widen the wearing surface for the intended use. Additional right of way, roadside ditches, etc. may also impact the overall costs to upgrade the roadway. The public road portion of Spence Road terminates at the section line, which is also the south line of the tract being requested for rezoning.

Concerning drainage, the site appears to consist of mainly two predominant soil types, CrA – Crosby and Ko – Kokomo soils. The Crosby soils show somewhat poor drainage characteristic, while the Kokomo soils indicate very poorly drained soil characteristic and moderately slow permeability. The ground is fairly flat, with less than 1% slope typical in the area being requested for rezoning. This site would also have to comply with the County's Stormwater regulations, based upon the change in use from agricultural to industrial, creating more areas with impervious surfaces, such as building, parking, storage etc.

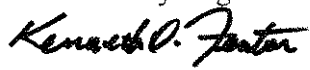
Donald Boyle – Road Superintendent  
Paul W. DeButy P.E. – Design Engineer  
Kenneth D. Fenton, P.S., Deputy Engineer  
Doug Frank – Bridge Superintendent  
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director  
Shayne Gray – GIS/CAD Coordinator  
Mark Niccolini – Drainage Maintenance Supervisor  
Lew Richards – Traffic Supervisor  
Ned G. Weber, Deputy – Operations/Maintenance

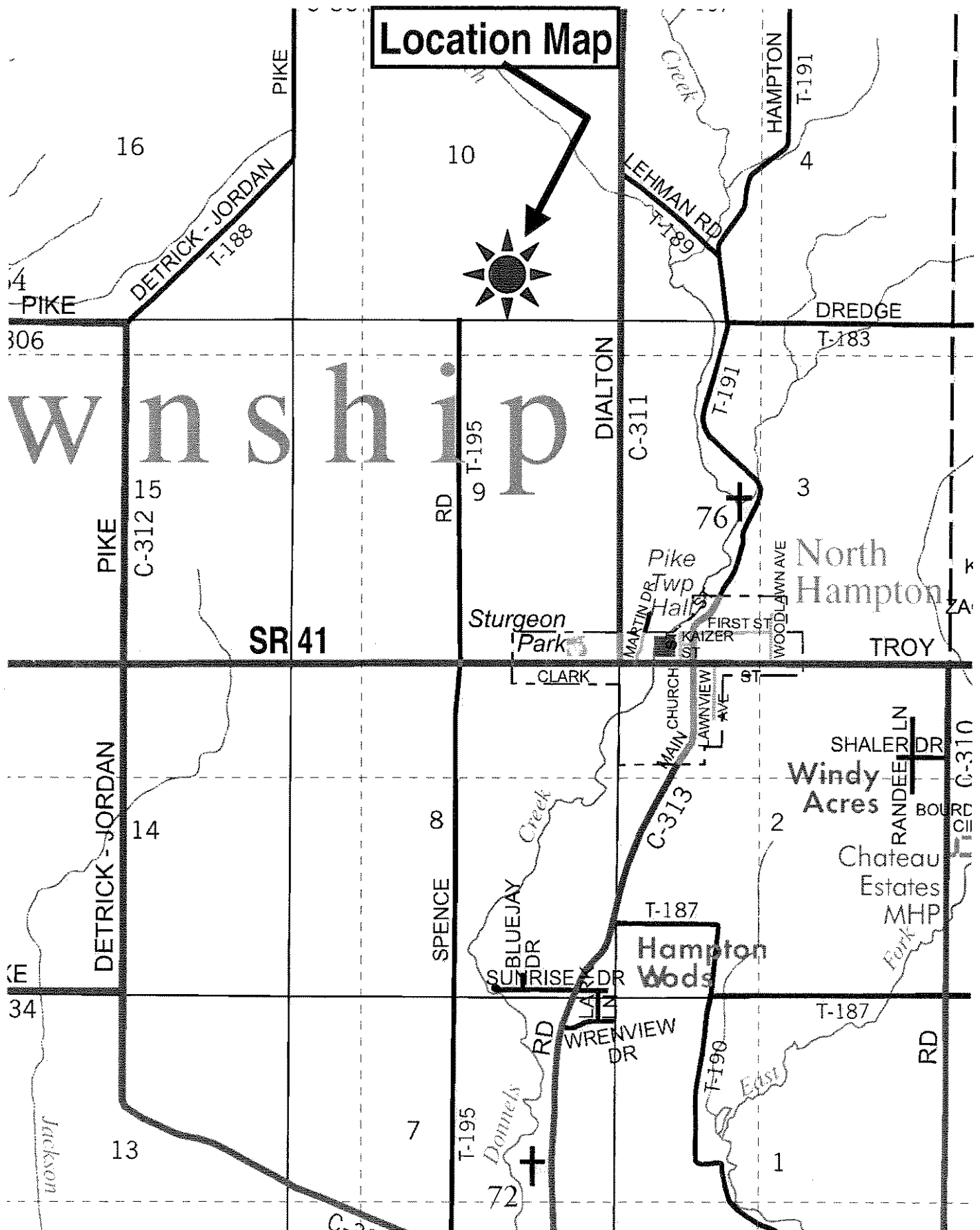
In conclusion, the County Engineer objects to the proposed rezoning based upon the location and site limitations.

Sincerely,

Bruce C. Smith P.E., P.S.  
Clark County Engineer

A handwritten signature in black ink, appearing to read "Kenneth D. Fenton". The signature is written in a cursive, flowing style.

Kenneth D. Fenton  
Deputy Engineer



**REZONING CASE #P-2006-1**  
**Pike Twp.**

**A-1 to I-1**

**14.09 ac.**

**5150 Spence Rd.**



**ZONING MAP**

4580ft

R-1

B-3

A-1

5150 Spence Rd.

DETROCK-JORDAN PIKE

SPENCE RD

DALTON RD

R-1

B-4

NORTH HAMPTON CEMETERY

R-1

B-2

A-1

B-3

R-1

A-1

**5150 Spence Rd.**



**REZONING CASE #P-2006-1**  
**Pike Twp.**

**A-1 to I-1**      **14.09 ac.**  
**5150 Spence Rd.**

## Rezoning Case # P-2006-2

<b>To:</b> Clark County Planning Commission	<b>Date of Meeting:</b> March 1, 2006
<b>From:</b> Planning Staff	<b>Date of Report:</b> February 23, 2006

**Applicant:** Woodland Farms Partnership

**Request Action:** Rezone from A-1 (Agricultural District) to  
R-1 (Rural Residence District)

**Purpose:** To zone existing house and separate from farm

**Location:** PIKE TOWNSHIP - 9737 Troy Rd.

**Size:** 2 acres out of 120 acres

**Existing Land Use:** Residence & farm

### Surrounding Land Use and Zoning

	<i>Land Use</i>	<i>Zoned</i>
<b>North</b>	Agricultural & Scattered Residential	A-1 (Agriculture)
<b>South</b>	Agricultural & Scattered Residential	A-1 (Agriculture), R-1 (Residential), & B-3'S'
<b>East</b>	Agricultural & Scattered Residential	A-1 (Agriculture) & R-1 (Residential)
<b>West</b>	Agricultural & Scattered Residential	R-1 (Residential) & A-1 (Agriculture)

### ANALYSIS

This property was zoned A-1 as part of the original zoning map.

#### County Engineer

The County Engineer reviewed the request from Woodland Farms to rezone approximately 2 acres from 120.41 acres of record.

Access – the area proposed for rezoning is located along an existing public road, which provides frontage for the requested area and residue tract. The site is located approximately ¼ mile south of State Route 41 and is served by an existing farm drive which provides access to the residence and outbuildings.

Concerning drainage, the site appears to drain satisfactory under the present agricultural use. No significant changes are anticipated.

The County has no objection to the request to rezone the property. However, since the area being rezoned is less than five (5) acres, the applicant would be required to obtain variances.

**Soil Conservation**

The soils at 9737 Troy Road are Miamian silt loam, 2 to 6 percent slopes. Drainage class is well drained and not subject to flooding.

**County Health Department**

They have no objection to splitting the existing house from the farm tract.

**Planning Department**

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

Upon reviewing the material submitted to our office, it was noted that the only description of the area to be rezoned is in the application which states "2 acres". The map that was provided (see enclosed) is impossible to discern exactly what is to be rezoned. The official zoning map could not be amended without a more accurate map.

**Staff Recommendation**


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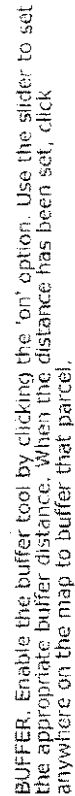
While the Staff does not have a problem with the rezoning to the designation requested, it would be difficult to recommend approval with the information as submitted. We therefore have to recommend denial.

**Attachments:**



1. Applicant's map
2. Location Map
3. Zoning Map
4. Property photo map


Active Layer Legend: Parcels

 - Parcel Boundary



[Click here for a list of downloadable GIS layers](#)  
[Click here to report a map error](#)

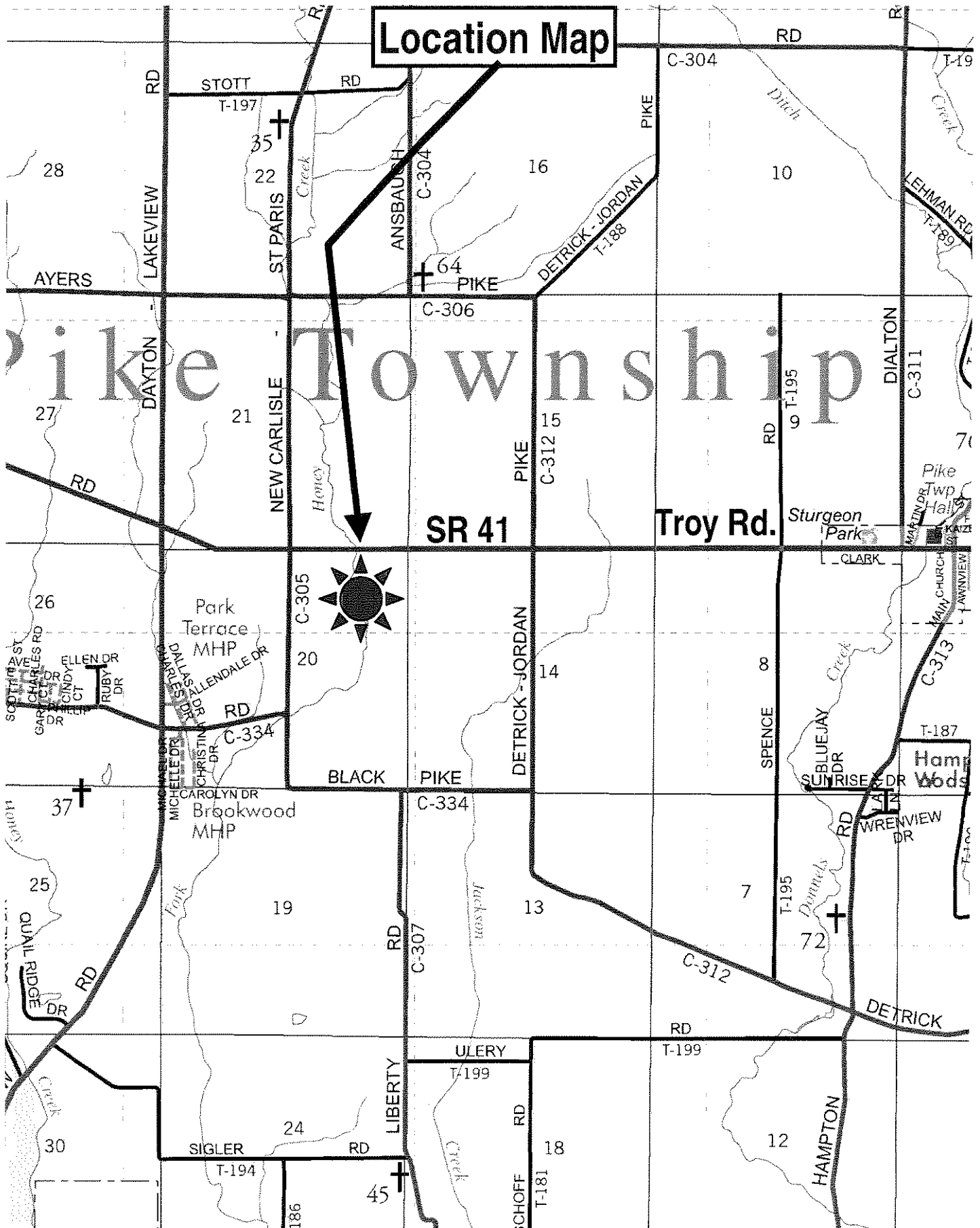



MAP SIZE:  (119, 319)

[Click Here to Print Map to Printer](#)

P-2006-2

MAP PROVIDED BY APPLICANT



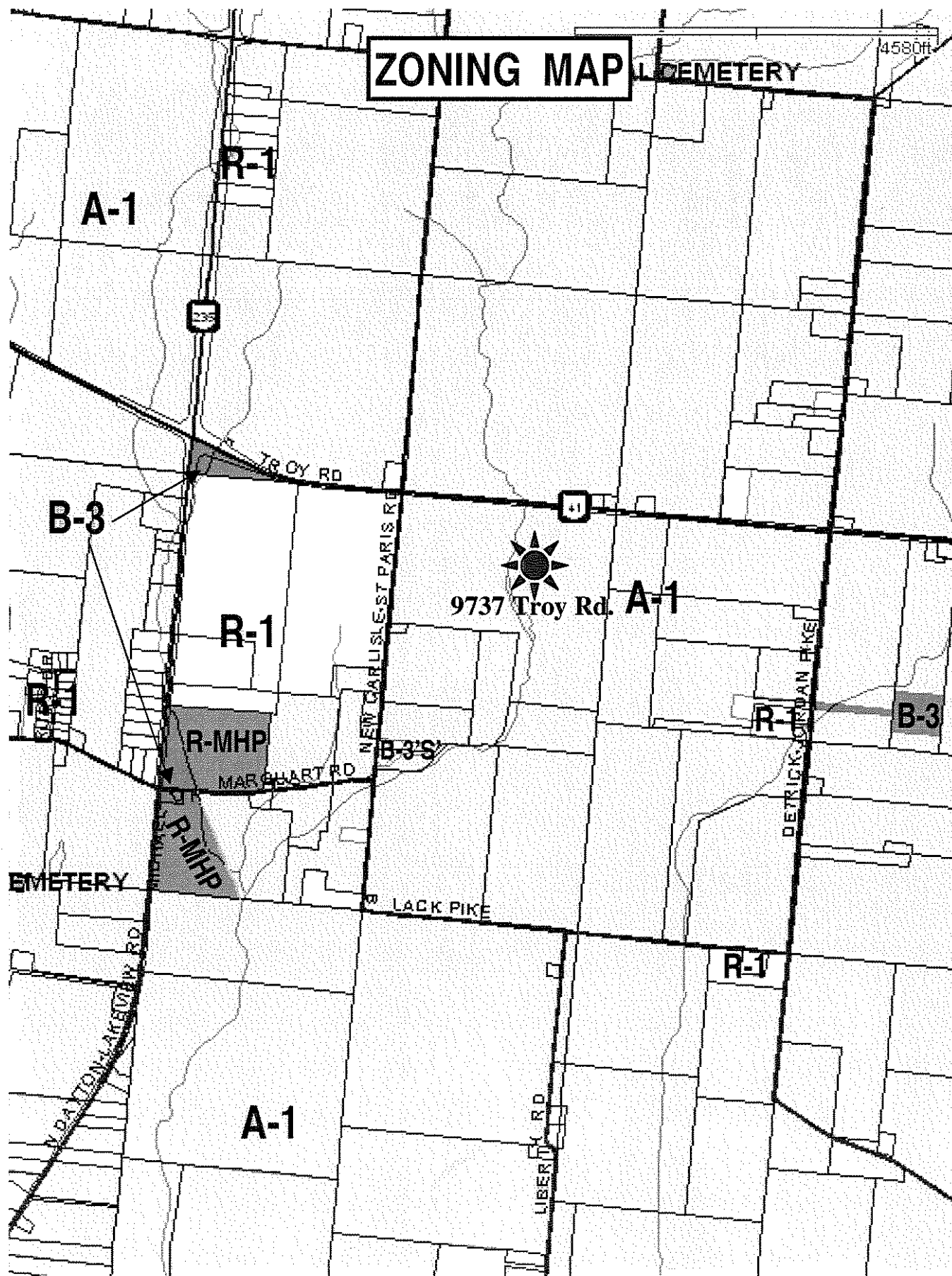
**REZONING CASE #P-2006-2**  
**Pike Twp.**

**A-1 to R-1**

**2 ac.**

**9737 Troy Rd.**





**REZONING CASE #P-2006-2**  
**Pike Twp.**

**A-1 to R-1**

**2 ac.**

**9737 Troy Rd.**



**REZONING CASE #P-2006-2**  
**Pike Twp.**

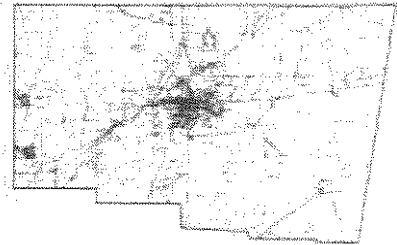
**A-1 to R-1**

**2 ac.**

**9737 Troy Rd.**



CLARK COUNTY  
CLARK COUNTY PLANNING  
CLARK COUNTY PLANNING COMMISSION  
25 WEST PLEASANT STREET, SPRINGFIELD, OHIO 45506-2268  
PHONE 937.328.2498 FAX 937.328.2621  
WWW.CLARKCOUNTYOHIO.GOV



CHAIRPERSON  
ELLIOTT TURNER

PLANNING DIRECTOR  
SHANE W. FARNSWORTH

February 23, 2006

To: Clark County Planning Commission

From: Planning Staff

Re: CR-2005-97

Mad River Township began a comprehensive review of their community in August of 2001. The plan was originally developed by a citizen-working group and approved by the Township trustees in 2002. The process developed a set of goals and objectives for their township. In early 2003 the trustees chartered the Mad River Township Planning Committee to prepare this update. Membership on the Planning Committee was solicited from the community. There are currently seven permanent members with staggered three-year terms.

Chapter 5, Section E "Development Planning", Number 3 "Township Land Use Plans" of the Crossroads Comprehensive Plan states that,

*"In addition to the above priorities, individual townships should consider preparing land use plans that apply these general recommendations to the parcel level. This level of detail should be integrated with prime agricultural soils accurately mapped using the Clark County Soil Survey and data from the Ohio Capability Analysis Program (OCAP). The following townships should be priorities:*

- A. Mad River
- B. Bethel
- C. Springfield
- D. Moorefield
- E. Green
- F. Madison

*Township planning should be a joint activity between the County Planning Commission and each individual Board of Trustees. A joint committee could be appointed to oversee the planning process, which should be fast tracked to occur in a six-month timeframe. Funding could also be jointly shared.*

*Priorities should be established among the various townships to ensure that each is covered by a land use plan within the next five years.*

After consultation with the Clark County Planning Staff and the Sub-Committee developed through the Planning Commission, suggestions were taken back to the Mad River Township Committee and adopted by the Trustees on February 2006.

**The original text of the County's Crossroads plan is shown with the proposed text modifications for Mad River Township immediately following.**

The Mad River Township Trustees are recommending the following updated modifications to the text specific to Mad River Township be approved and incorporated into the County Crossroads Comprehensive Plan.

Attachments

## **ADAPTATION OF CROSSROADS TO MAD RIVER TOWNSHIP**

### **A. Review of Crossroads Goals, Objectives and Strategies**

The Mad River Township Planning Committee has reviewed the goals, objectives and strategies stated in Chapter 4 of the 1999 Crossroads Comprehensive Plan. We strongly endorse the philosophy of these goals, objectives and strategies. However, county-wide goals, objectives and strategies do not fully address Township-specific issues. We offer here a few Township-specific changes to the wording in the strategies outlined Crossroads only as they apply to Mad River Township. The paragraph numbers below refer to those of Crossroads, Chapter 4. The wording is Township-specific and applies only to Mad River Township.

#### **Paragraph B.2.B.4**

Crossroads Wording: Require the creation and maintenance of a 25-foot wide landscaped buffer along residential lots and subdivisions that abut a working farm, to be placed in a landscape easement on the plat and deeded to either a homeowner's association or individual property owners.

Mad River Township Wording: In Mad River Township require the creation and maintenance of a 25-foot wide landscaped buffer along residential lots and subdivisions that abut a working farm. This buffer is to be placed in a landscape easement on the plat and deeded to either a homeowner's association or individual property owners. Prohibit new residential construction within three-quarter statute mile of any large animal farm operation (i.e. CAFO).

#### **Paragraph C.2.A.2**

Crossroads Wording: Direct new development to areas served by central utilities or which can be efficiently (and economically) served, through a comprehensive rezoning (countywide) based on the Comprehensive Plan.

Mad River Township Wording: In Mad River Township, direct new development to areas served by central utilities.

#### **Paragraph C.2.A.4**

Crossroads Wording: Discourage development that can only be served by on-site utilities (septic and well) by strengthening health and subdivision standards.

Mad River Township Wording: In Mad River Township, prohibit development that can only be served by on-site utilities (septic and well). Target most areas for

agriculture and encourage low density and rural residential development in areas served by central utilities adjacent to Springfield and the Village of Enon.

#### **Paragraph D.2.A.5**

Crossroads Wording: Expand use of waterways for recreational activity by acquiring additional public access, encouraging related ecotourism business (e.g. canoe liveries) and maintaining/improving water quality to control damage and improve aesthetics of the resource.

Mad River Township Wording: Expand use of waterways for recreational activity by acquiring additional public access, encouraging related ecotourism business (e.g. canoe liveries) and maintaining/improving water quality to control damage and improve aesthetics of the resource, within the limits of the capacity of the watershed ecosystem to sustain these activities.

#### **Paragraph D.2.A.6**

Crossroads Wording: Facilitate ecotourism relative to the Little Miami and Mad Rivers and Buck Creek State Park through the Chamber of Commerce and Visitors Bureau with targeted marketing and by encouraging ecotourism business through special incentives (e.g. tax abatement, infrastructure assistance, zoning bonuses, etc.).

Mad River Township Wording: Balance the importance of ecotourism relative to the Mad Rivers and Mud Run against the need to preserve wildlife habitat. Facilitate ecotourism through the Chamber of Commerce and Visitors Bureau with targeted marketing and special incentives (e.g. tax abatement, infrastructure assistance, zoning bonuses, etc.).

#### **Paragraph D.2.B.2**

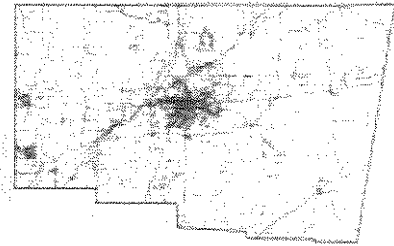
Crossroads Wording: Adopt and expand environmental-specific regulatory standards, including overlay zoning districts for floodplains, woodland preservation standards, and buffer standards for streams, wetlands and species habitat.

Mad River Township Wording: Remove mineral extraction from the Agricultural land use category and relocate as conditional use under the Industrial land use category or as a separate mineral extraction sub-category. Encourage a resource overlay district in the County's Zoning Resolutions to strengthen control/management over extraction activities (e.g. borrow pits, gravel, etc.) and to further protect underground water supplies.

**Commercial:** Commercial land use areas include Office and Local Business.

Office: Offices can be located anywhere in the township, including agricultural areas. Two types of offices are envisioned. The first type of office is the home office of a professional or a home office used for incidental home business. A home office will have minimal to no impact on the area in which it located or the surrounding neighborhood with no signage and only residential-related off-street parking. The second type of office is a business or professional office, either stand alone or as part of an office complex or building with several professional offices. Typical examples of this type of office are banks, medical and dental clinics, law office, real estate and insurance offices, and business service establishments. These offices are dedicated places of work with significant off street parking for office workers and clients. Business and professional offices should be located in areas designed "Office" on the land use plan.

CLARK  
CLARK COUNTY  
CLARK COUNTY PLANNING  
CLARK COUNTY PLANNING COMMISSION  
25 WEST PLEASANT STREET, SPRINGFIELD, OHIO 45506-2268  
PHONE 937.328.2498 FAX 937.328.2621  
WWW.CLARKCOUNTYOHIO.GOV



CHAIRPERSON  
ELLIOTT TURNER

PLANNING DIRECTOR  
SHANE W. FARNSWORTH

February 23, 2006

To: Clark County Planning Commission

From: Planning Staff

Re: CR-2005-96

Mad River Township began a comprehensive review of their community in August of 2001. The plan was originally developed by a citizen-working group and approved by the Township trustees in 2002. The process developed a proposed land use map for their township. In early 2003 the trustees chartered the Mad River Township Planning Committee to prepare this update. Membership on the Planning Committee was solicited from the community. There are currently seven permanent members with staggered three-year terms.

Chapter 5, Section E "Development Planning", Number 3 "Township Land Use Plans" of the Crossroads Comprehensive Plan states that,

*"In addition to the above priorities, individual townships should consider preparing land use plans that apply these general recommendations to the parcel level. This level of detail should be integrated with prime agricultural soils accurately mapped using the Clark County Soil Survey and data from the Ohio Capability Analysis Program (OCAP). The following townships should be priorities:*

- A. Mad River
- B. Bethel
- C. Springfield
- D. Moorefield
- E. Green
- F. Madison

*Township planning should be a joint activity between the County Planning Commission and each individual Board of Trustees. A joint committee could be appointed to oversee the planning process, which should be fast tracked to occur in a six-month timeframe. Funding could also be jointly shared.*

*Priorities should be established among the various townships to ensure that each is covered by a land use plan within the next five years.*

After consultation with the Clark County Planning Staff and the Sub-Committee developed through the Planning Commission, the Township Planning Committee incorporated revisions into the map. Two obstacles were identified, the differences of land use classifications from the Crossroads map to the Mad River Township land use map, and the definition for office use in their land use designations. At the Sub-Committee level, it was recommended that the Mad River office definition would be modified and the Mad River Township land use map would be grayed-out on page 5-7A and would become page 5-7C.

The Mad River Township Trustees are recommending the following modifications to the land use map specific to Mad River Township be approved and incorporated into the County Crossroads Comprehensive Plan. **The land use categories and definitions are also provided for clarification.**

## MAD RIVER TOWNSHIP

Trustees: Robert McClure, Jr., Richard J. Schumann, Kathy Estep  
Deputy Clerk: Debra Maurer  
260 East Main Street, Box 34, Enon, OH 45323  
[www.madrivertownship.org](http://www.madrivertownship.org)

February 7, 2006

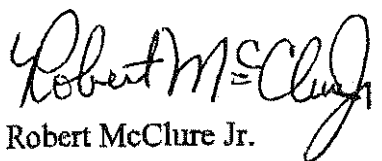
Clark County Planning Commission  
25 W Pleasant St  
Spfld, OH 45506

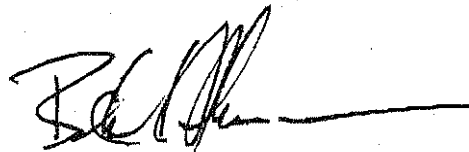
Dear Mr. Farnsworth,

This letter is to inform you that on February 6, 2006 the Mad River Township Trustees passed a resolution to approve the attached changes to the Mad River Township Land Use Plan. These changes were the product created as a result of the subcommittee meetings held by members of the County and Township Planning Commissions and representatives of the County Planning Staff and Prosecutors Office. The Township Trustees would like to thank all who were involved for their work.

We request that the Mad River Township Land Use Plan be placed on the agenda for the next Clark County Planning Commission meeting.

Sincerely,

  
Robert McClure Jr.

  
Richard J. Schumann

  
Kathy Estep

## MAD RIVER TOWNSHIP

Trustees: Robert McClure, Jr., Richard J. Schumann, Kathy Estep

Deputy Clerk: Debra Maurer

260 East Main Street, Box 34, Enon, OH 45323

[www.madrivertownship.org](http://www.madrivertownship.org)

February 7, 2006

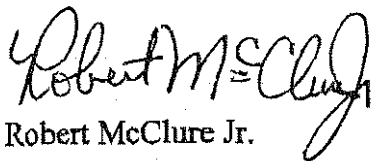
Clark County Planning Commission  
25 W Pleasant St  
Spfld, OH 45506


Dear Mr. Farnsworth,

This letter is to inform you that on February 6, 2006 the Mad River Township Trustees passed a resolution to approve the attached changes to the Mad River Township Land Use Plan. These changes were the product created as a result of the subcommittee meetings held by members of the County and Township Planning Commissions and representatives of the County Planning Staff and Prosecutors Office. The Township Trustees would like to thank all who were involved for their work.

We request that the Mad River Township Land Use Plan be placed on the agenda for the next Clark County Planning Commission meeting.

Sincerely,

  
Robert McClure Jr.

  
Richard J. Schumann

  
Kathy Estep

## LAND USE CATEGORIES AND PROPOSED ZONING STRATEGIES

The following is a conceptual plan that responds to the continuing need to develop non-farm areas in the rural regions of Mad River Township. To accommodate future residential growth with efficient and effective infrastructure, to maintain the township's rural character, to protect its natural, cultural and historic resources, and to preserve its agricultural base, this plan recommends locations and infrastructure for a rate of growth of 25 residences per year until 2025 - a rate consistent with historical growth in the township. In addition, this plan will accommodate the commercial needs of the township residents. Industrial growth will provide for family wage jobs to support Clark County's employment needs.

### DEFINITION OF AREAS:

The five major land use areas of this plan are agricultural, residential, commercial, industrial and community services.

**Agricultural:** This is the default land use category for the Township. This land use category applies to all Township lands not explicitly identified as belonging to a different category.

**Residential:** For purposes of development strategy, the residential land area is subdivided into the following three categories:

Existing Residential with utilities: An area generally located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure. However, development which will encroach upon, or be detrimental to, natural resources or environmentally sensitive areas should not be permitted. In addition to residences, this area may also include offices, businesses and certain industries that are beneficial to the Township residents.

Planned Rural Residential Area with Conservation Subdivision (PD-C): An area generally located adjacent to existing residential development having rural residential densities. Such an area will serve as the preferred area for residential expansion and development within the Township. The goal in establishing this designation is to foster development consistent with preserving the township's rural character. To do this, an overall density of homes in the area shall not exceed a baseline density of one (1) home per acre. In addition, development in this area shall be conducted in accordance with the Clark County Zoning Regulations, Chapter 4, Section G – PD-C Planned Development – Conversation District Requirements and Procedures.

Large-lot, Rural Residential: This category applies to residential use within agricultural areas. It will not include floodplains, designated important natural areas, property protected by conservation easements, and lands in an "Agricultural Security Area." This type of residential development does not need rezoning if the lot size is equal to or greater than forty (40) acres. If the lot size is less than 40 acres, Agricultural Rezoning (AR) will be necessary. AR rezoning will be discouraged, but could be recommended for approval if the agricultural potential of the properties is limited.



**Commercial:** Commercial land use areas include Office and Local Business.

Office: These areas can be anywhere in the township, including agricultural areas.

Local Business: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents.

**Industrial:** For planning, Industrial land use is divided into the sub-categories of Light Industry, Heavy Industry and Mineral Extraction.

Light Industry: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic.

Heavy Industry: These areas are near major highway intersections.

Mineral Extraction: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner.

**Community Services:** These areas are located in places that are easily accessible to the public and support minimal transportation requirements.

## **RECOMMENDED ZONING STRATEGIES**

The following comprise recommended zoning strategies to accomplish the objectives of this program for development guidance:

### **Agricultural**

**Purpose:** The purpose of this district is to protect agricultural enterprises and prime agricultural land from the encroachment of scattered non-farm type uses on a permanent basis. The permanency of this classification should only be challenged upon presentation of documented evidence that such areas are no longer suitable for continued agricultural use and/or are required to respond to a deficit of other available land area for non-farm use expansion.

**Zoning Strategy:** Retain the present minimum acreage required for permitted single-family residences. Non-farm residences on proposed smaller acreage should be administered as Conditional Uses, with the following conditions required:

- The number of residential units should be rigorously controlled, i.e. limited to a ratio of one residence for 40 acres of overall farm or parcel size.
- Size of lots should be limited to the minimum size required to accommodate on-site sanitary and water, buffer yards, etc.
- Submission requirements should include documentation of sufficient potable water and soil suitability to support properly functioning on-site sanitary facilities.
- Submission requirements should include evidence that such development in the subject location will not adversely affect active farming operations as based upon an evaluation and report prepared by the local Soil and Water Conservation Service.

- Conditions should include protective provisions for adjacent farmland in terms of effective buffers, setbacks, drainage facilities, etc.

## **Residential**

### Existing Residential with Utilities

Purpose: An area generally located within or adjacent to developed areas, wherein residential development would be accommodated at a scale and density compatible with the capacity of existing infrastructure.

Zoning Strategy: This category is not intended to apply to any area exceeding one (1) acre in size or to accommodate more than two (2) residences in any single incident.

- Development will be limited to existing areas that have already been developed or to immediately adjacent areas that have already been developed.
- Zoning will be consistent with zoning regulations for the existing area or the area(s) immediately adjacent.

### Planned Rural Residential Area with Conservation Subdivision (PD-C)

Purpose: The purpose of this district is to provide for the natural expansion of residential housing, while allowing for continuing farm operations. In effect, this district is designed to function as the principal expansion area for residential development and still maintain the township's rural character.

Zoning Strategy: A baseline density of one (1) residence per acre shall be adhered to with availability of central water and sewage:

- Both public sewer and water are required.
- Any development proposal shall be administered as a PUD.
- Evidence should be required substantiating that such non-farm residential developments would not adversely affect farming operations in the vicinity, to be evaluated and reported upon by the local Ohio State University (OSU) Extension Agent.
- Developments should include protective provisions for adjacent farmland in terms of buffers, setbacks, etc.
- No development shall be permitted within a distance of three-quarter (3/4) statute mile of any existing or planned building or other facility located on a Concentrated Animal Feeding Operation (CAFO) - i.e. a large farming operation that requires special permitting from the Ohio Department of Agriculture.

### Large Lot, Rural Residential

Purpose: This area includes all agricultural areas except floodplains, designated important natural areas, property protected by conservation easements, and lands in an "Agricultural Security Area."

Zoning Strategy: This type of residential development does not need rezoning if the lot size is equal to or more than 40 acres.

- If the lot splits are all utilized, then Agricultural Rezoning (AR) will be necessary to AR-1, AR-2, AR-5, AR-10 and AR-25.
- AR will be discouraged, but could be recommended for approval if the agricultural potential of the properties is limited.

**Commercial:** Commercial land use areas include Office and Local Business.

Office: Offices can be located anywhere in the township, including agricultural areas. Two types of offices are envisioned. The first type of office is the home office of a professional or a home office used for incidental home business. A home office will have minimal to no impact on the area in which it located or the surrounding neighborhood with no signage and only residential-related off-street parking. The second type of office is a business or professional office, either stand alone or as part of an office complex or building with several professional offices. Typical examples of this type of office are banks, medical and dental clinics, law office, real estate and insurance offices, and business service establishments. These offices are dedicated places of work with significant off street parking for office workers and clients. Business and professional offices could be located in areas designed "Office" on the land use plan.

Local Business:

Purpose: These areas are adjacent to or within residential areas and are designated to handle the needs of local residents.

Zoning Strategy:

- The total floor space of any single structure or group of structures used for the same operation shall not exceed 25,000 square feet.
- The total lot size, including that used for employee and customer parking shall not exceed five (5) acres.

**Industrial**

Light Industry

Purpose: These areas can be anywhere in the township, including agricultural areas as long as the uses are quiet, non-polluting and do not generate heavy traffic.

Zoning Strategy: Use of PD-I in the County Zoning Code is recommended. Consistency with the industrial land use recommendations of Crossroads is emphasized.

Heavy Industry

Purpose: These areas are near major highway intersections.

Zoning Strategy: Use of PD-I in the County Zoning Code is recommended. Consistency with the industrial land use recommendations of Crossroads is emphasized.

Mineral Extraction:

Purpose: These areas are necessarily located where the mineral exists and is feasible to extract in a cost-effective manner.

Zoning Strategy: Depleted operating areas must undergo restoration before beginning new operations.

### **Community Services**

Purpose: These areas consist of a variety of uses serving the needs of township residents. They are located in places that are easily accessible to the public and support minimal transportation requirements. The land uses included in this category include, but are not necessarily restricted to, the following: federal, state and local government facilities (e.g. post office, town hall, fire and police protection, water treatment, jail), hospitals, places of worship (churches, synagogues and temples), schools, airfields and cemeteries.

Zoning Strategy: No zoning strategy is proposed at this time. Future updates to this Plan may include a zoning strategy for this category.

*Locational patterns for the above land use areas are narratively described In Section IX and graphically displayed on the Land Use Map for Mad River Township found in Appendix A.*

[illegible]

Based on 2000 Tiger Data. Representative, may not be exact.